



ST. JOHNS GROVE, TW9

£3,200 PER MONTH UNFURNISHED

A characterful and elegant Grade II listed four bedroom detached Georgian cottage. This delight family home benefits from features such as; a spacious eat in kitchen, double aspect lounge with wood flooring, self contained annexe, off street parking, large master bedroom with en-suite, family bathroom and many remaining period features. This lovely home is conveniently located within a short walk from Richmond town centre and station. Available immediately. Unfurnished. EPC rating E

Richmond | 020 8940 9986 | richmond@winkworth.co.uk

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

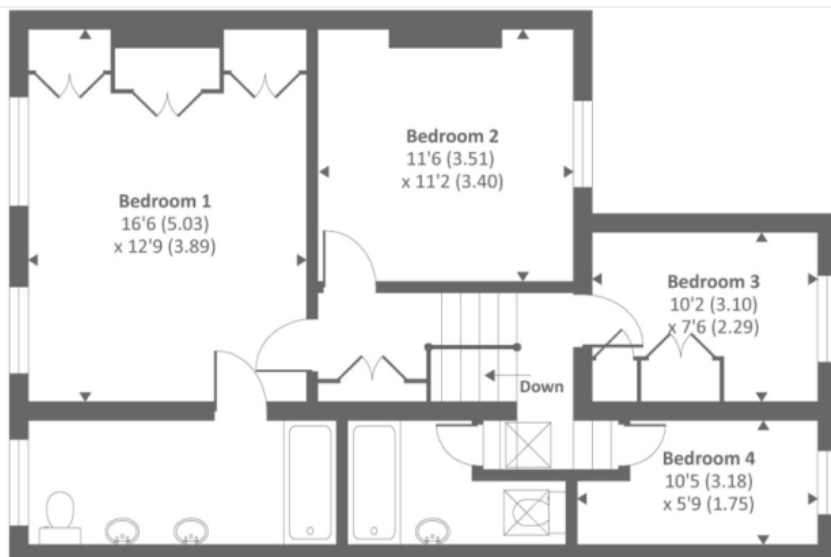
ACCOMMODATION: 4 bedrooms, 2 bathrooms, eat in kitchen, lounge, WC, self-contained one bedroom annexe in garden, cellar

Local Authority: Richmond Borough Council

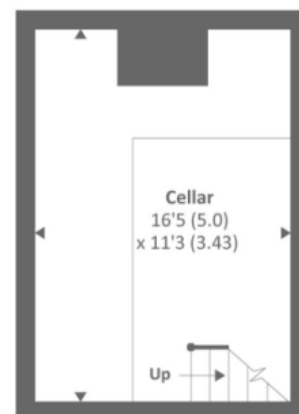
Tax band = G

****Please do note that should you go ahead with a tenancy through ourselves you will be charged a one-off fee of £125 (per property) for the drawing up of the tenancy agreement and administration, as well as a charge of £40 (per person) for referencing. We do not charge tenants for tenancy renewals at this office. Fees are subject to VAT. It is common / normal practice also at the end of a tenancy for a tenant to pay for a check out as the landlord will normally pay for a check in - these are carried out by totally independant Inventory Clerks. ****

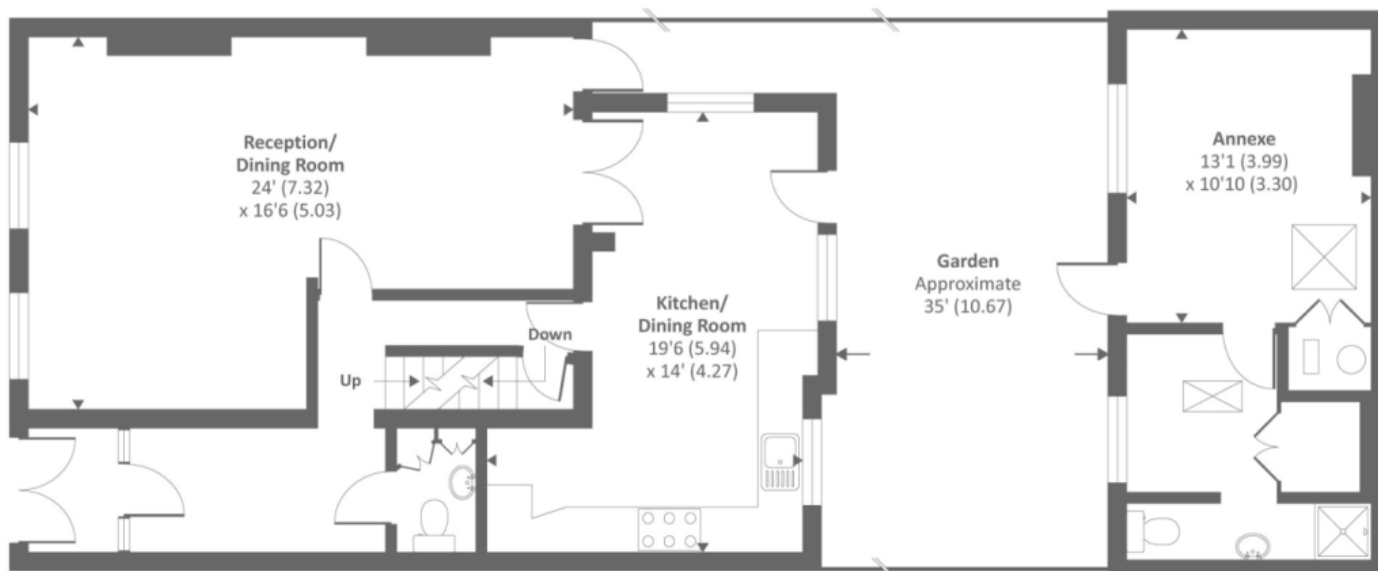




First floor



Lower Ground floor



Ground floor

Approx. gross internal floor area 1902 SQFT / 176.7 SQM (Includes Annexe)