



## Elm Road, Kingston Upon Thames, KT2 6HY

**TO LET**

A newly refurbished one bedroom apartment on the first floor of this detached property located only a few minutes walk from the open spaces of Richmond Park and offering easy access to local shops and restaurants and the heart of Kingston. The accommodation comprises; entrance hall with storage, reception room, bedroom, bathroom and fitted kitchen with space for dining. The accommodation has been finished to a neutral decor throughout, is offered unfurnished and is available immediately. Council Tax Band TBC. PLEASE NOTE NO PARKING OR PARKING PERMITS ARE AVAILABLE FOR THIS PROPERTY

**£1,475 Per Calendar Month per calendar month (other fees may apply)**

**EPC Rating: D**

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These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offer(s) must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	