



## Lower Teddington Road, Kingston £1,500 PCM

A very well presented and spacious one bedroom first floor Victorian conversion flat in a fantastic location, just moments away from Hampton Wick Station and Kingston Bridge. The accommodation, presented neutrally throughout, comprises a large reception room with high ceilings, large double bedroom overlooking communal gardens, kitchen, bathroom and many original features including sash windows.

Available: 6th April 2026  
 Furnished/Unfurnished: Unfurnished  
 Council: London Borough of Richmond Upon Thames  
 Council Tax Band: C  
 EPC Rating: D  
 Pets: Not Considered - Against Headlease

To pass referencing through our agency Goodlord, your income (solely or jointly) needs to be more than £45,000 per annum, If a guarantor is required, subject to Landlords consent, then the guarantor would need to have an income of at least £54,000 per annum.

To secure the tenancy you will be required to pay one weeks' rent and then have seven days to complete the necessary documentation for the referencing process before the contracts will then be sent out to you.

The rate of rent is not inclusive of utility bills and these rates are tenant responsibility to organise separately, i.e. water, gas, electric, telephone, internet, council tax etc. Any early termination of the contract would mean the Tenant is liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	