












## TO LET

Burlington Avenue, Richmond, TW9

**£2,250 Per Month**

Per Month

This stunning property is located on a desirable tree lined road, moments from Kew Gardens underground station and the walkways leading to the River Thames tow path. There are two double bedrooms, one with en-suite shower room, a family bathroom, separate utility room and sizeable open plan modern kitchen/reception room with bi-folding doors leading to the large private garden. There are several highly regarded local state/private primary schools nearby while Burlington Avenue is within easy reach of Kew Retail Park, the Royal Botanic Gardens and the local shops and restaurants in Kew village.

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|--|---|
|  Two Double Bedrooms                              |  Kew Gardens Underground Station         |
|  Two Bathrooms                                    |  Outstanding Schools Nearby              |
|  Unfurnished                                      |  Close to the River Thames               |
|  Open Plan Modern Kitchen                         |  Royal Botanic Gardens Nearby            |
|  EPC C/Council Tax Band D/Holding Deposit £519.23 |  Minimum Term 6 Months/Deposit £2,596.15 |






## Burlington Avenue

Approximate Gross Internal Area = 807 sq ft / 75 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in  
accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 