



LORD CHANCELLOR WALK, KT2  
**£6,500 PER MONTH PART FURNISHED**

**Winkworth**



## LORD CHANCELLOR WALK, KT2

Well-appointed 4 Bedroom Detached House located in the highly desirable Coombe Estate of Kingston Hill. Some of the UK's leading schools are located nearby including Holy Cross Preparatory School, Marymount International School, Rokeby School, Coombe Junior School, The Cottage, Coombe Hill School and the Regan School of Music.

Situated next to the picturesque woodlands and meadows of Richmond Park, the property offers spacious accommodation and provides a serene setting for leisurely afternoon walks around the neighbourhood. Available immediately.

The property is let on a part-furnished basis.

6 Weeks Security deposit £9,000 based on marketing rent of £6,500 per calendar month. If a higher rent is agreed, then the deposit will be increased proportionately.

EPC Rated D

Council Tax Band H



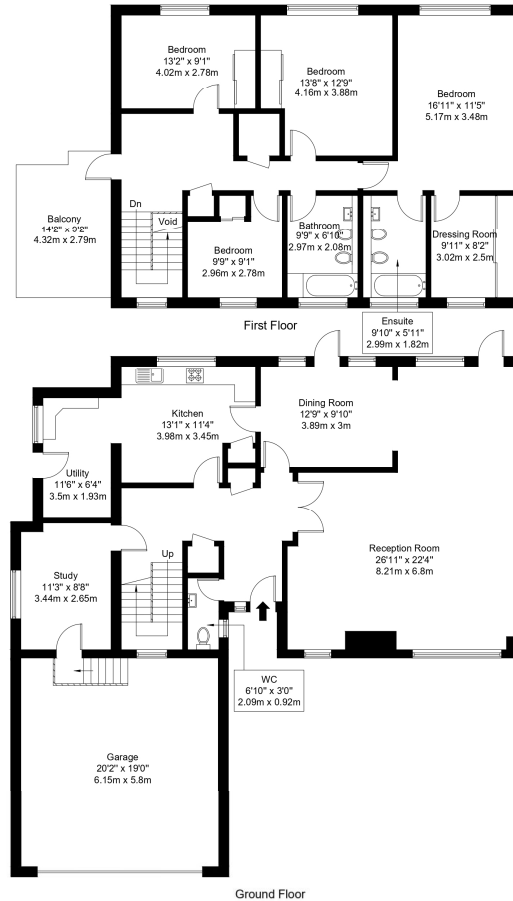


# Lord Chancellor Walk, KT2 7HG

Approx Gross Internal Area = 250.1 sq m / 2692 sq ft

Balcony = 11.4 sq m / 123 sq ft

Total = 261.5 sq m / 2815 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	<b>80</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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