



## Gravel Road, Twickenham £2,500 PCM

Welcome to this charming terraced family home located on Gravel Road in Twickenham. This delightful property boasts a through lounge/diner, perfect for entertaining guests or relaxing with your family. With three double bedrooms, there is ample space for everyone to enjoy their own private sanctuary. The property features an eat-in kitchen, ideal for preparing delicious meals. The landscaped garden provides a tranquil outdoor space where you can unwind and enjoy the fresh air. Conveniently, there is street parking available (residents permit). This lovely home is perfect for those seeking a comfortable and inviting space to call their own.

Available: Monday 13th January 2025  
Furnished/Unfurnished: Unfurnished  
Council: London Borough of Richmond  
Council Tax Band: E  
EPC Rating: D

To pass referencing through our agency Goodlord, your income (solely or jointly) needs to be more than £75,000 per annum. If a guarantor is required, subject to Landlords consent, then the guarantor would need to have an income of at least £90,000 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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	

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