



{ KINGSTON HILL KINGSTON KT2
£1,380 PER WEEK AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Kingston Hill Kingston KT2

£1,380 Per Week
Furnished

 5 Bedrooms
 4 Bathrooms
 1 Reception

Features

- 5 bedrooms, - 4 bathrooms, - Private Road, - Furnished, - Driveway, - Large Garden

Council Tax

Council Tax Band G

Hamptons
40 High Street
Kingston, KT1 1HL
020 8546 3322
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The Property

A beautifully renovated five-bedroom detached home located on a Private Road on the sought-after Kingston Hill, offering spacious and stylish living. The welcoming entrance hall leads to a bright reception room with original parquet flooring, flowing into kitchen with fitted appliances. The ground floor also features a large bedroom with an ensuite, a further modern shower room, and a utility room. Upstairs, the principal bedroom boasts an ensuite. Three additional bedrooms, all with built-in storage, share a family bathroom. The large rear garden provides a perfect outdoor retreat, while the private driveway offers ample parking. Ideally located near central Kingston and Wimbledon, with easy access to the A3,



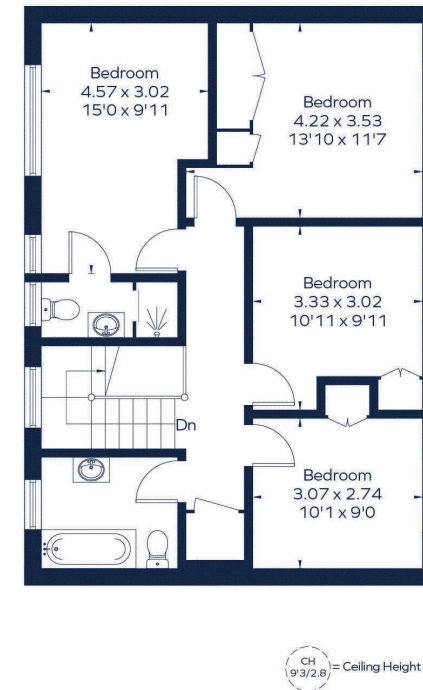
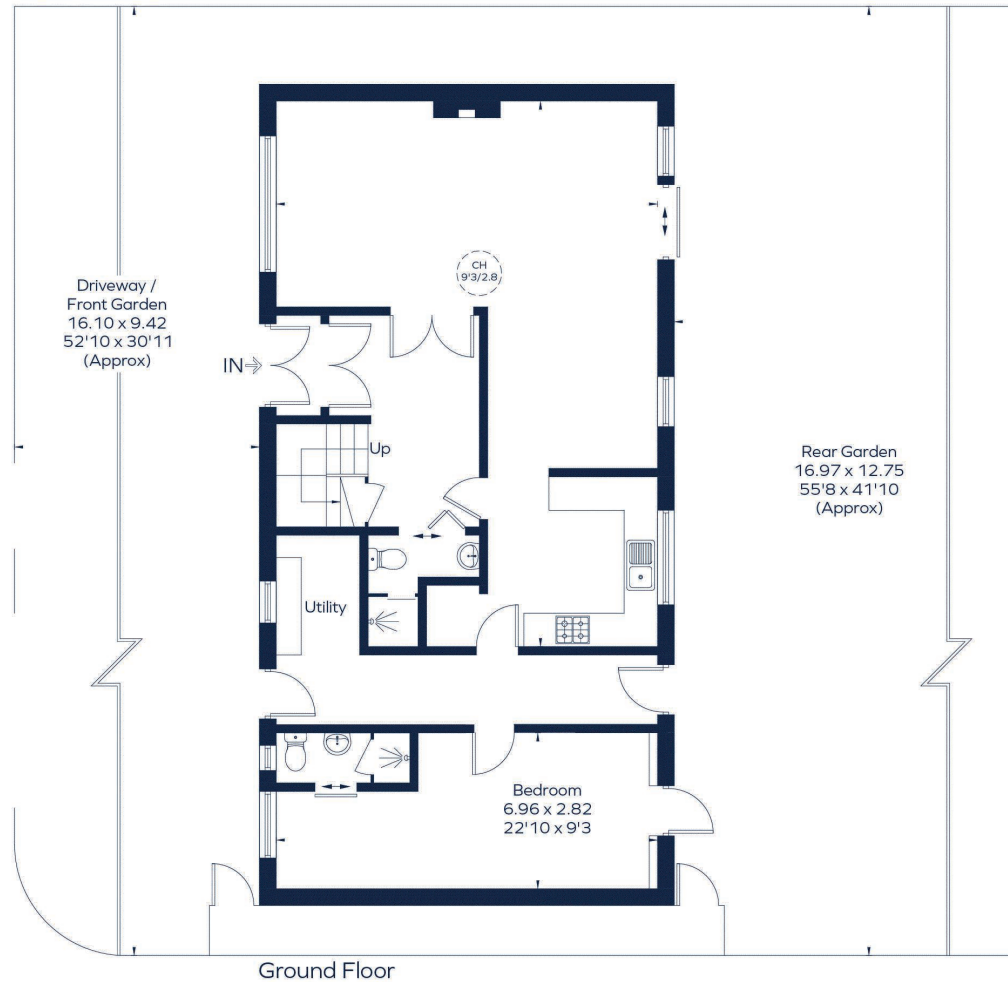
RAVENSWOOD COURT

Approximate Gross Internal Area

Ground floor = 1049 sq. ft. (97.5 sq. m.)

First floor = 722 sq. ft. (67.1 sq. m.)

Total = 1771 sq. ft. (164.6 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 1162804

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A (39-100)		84
B (31-39)		
C (23-31)		
D (19-22)		
E (16-18)	60	
F (13-15)		
G (1-12)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

