



## A STUNNING 3 BEDROOM HOUSE WITHIN BUSHY PARK.

UPPER LODGE MEWS  
BUSHY PARK, HAMPTON HILL, TW12 1NE

**Unfurnished, £3,500 pcm** + fees and other charges apply.\*

**Available from 14/08/2019**





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TW12 1NE **£3,500 pcm Unfurnished**

- 3 Bedrooms • 2 Bathrooms • 2 Reception Rooms • Located within Bushy Park • Large private garden maintained by The Royal Parks • Modern fully fitted kitchen • Newly refurbished throughout • Gated off-street parking for 2 cars • EPC Rating = D • Council Tax = D

## Description

A beautifully refurbished three double bedroom house located within Bushy Park. Benefiting from two spacious reception rooms, a downstairs WC, fully fitted modern eat-in kitchen leading onto a grass garden. The first floor comprises three well-proportioned double bedrooms, a large master with en-suite and a modern family bathroom. Further benefiting from two off-street parking spaces and within easy reach of transport at Hampton train station.

## Energy Performance

A copy of the full Energy Performance Certificate is available on request.

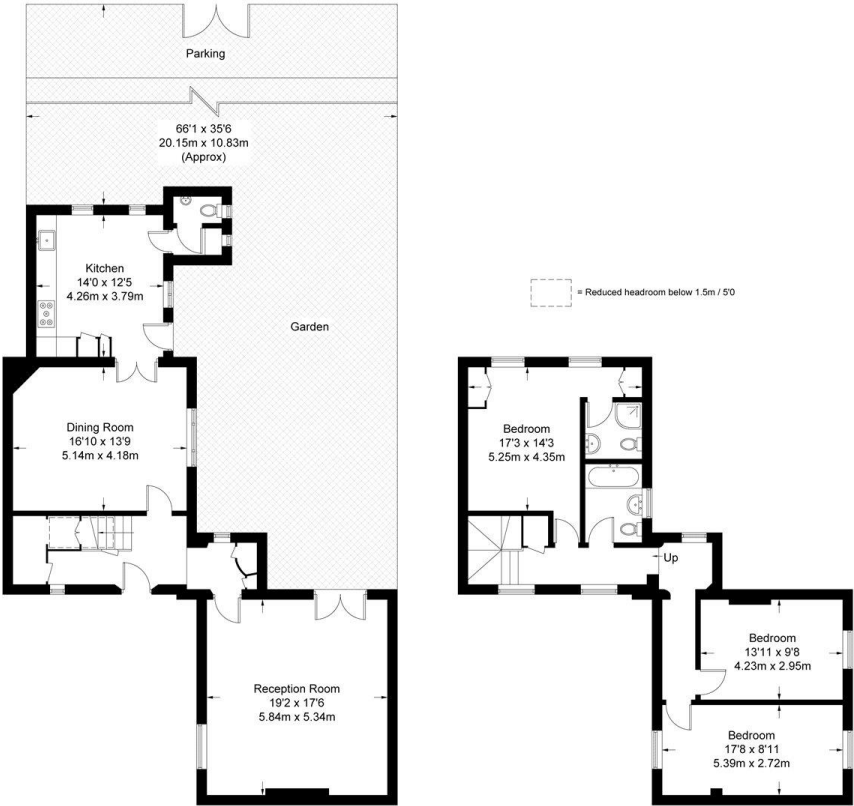
## Viewing

Strictly by appointment with Savills.



# Upper Lodge Mews

Approximate Gross Internal Area = 1684 sq ft / 156.5 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 18 sq ft / 1.7 sq m  
Total = 1702 sq ft / 158.2 sq m



Ground Floor = 945 sq ft / 87.8 sq m  
(Excluding Reduced Headroom)

First Floor = 739 sq ft / 68.7 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.

## FLOORPLANS

Gross internal area: 1702 sq ft, 158.2 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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		





Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190617HELW

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