



## A WELL PROPORTIONED STUDIO FLAT WITHIN BUSHY PARK.

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

**Unfurnished, £995 pcm** + fees and other charges apply.\*

**Available Now**





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- Located in Bushy Park • Studio flat • Newly redecorated throughout • Period features • Own entrance • EPC Rating = E • Council Tax = C

## Description

This spacious first floor studio flat has beautiful double aspect views of Bushy Park and the courtyard, the flat benefits from a private entrance and is within easy reach of transport at Hampton train station.

## Energy Performance

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

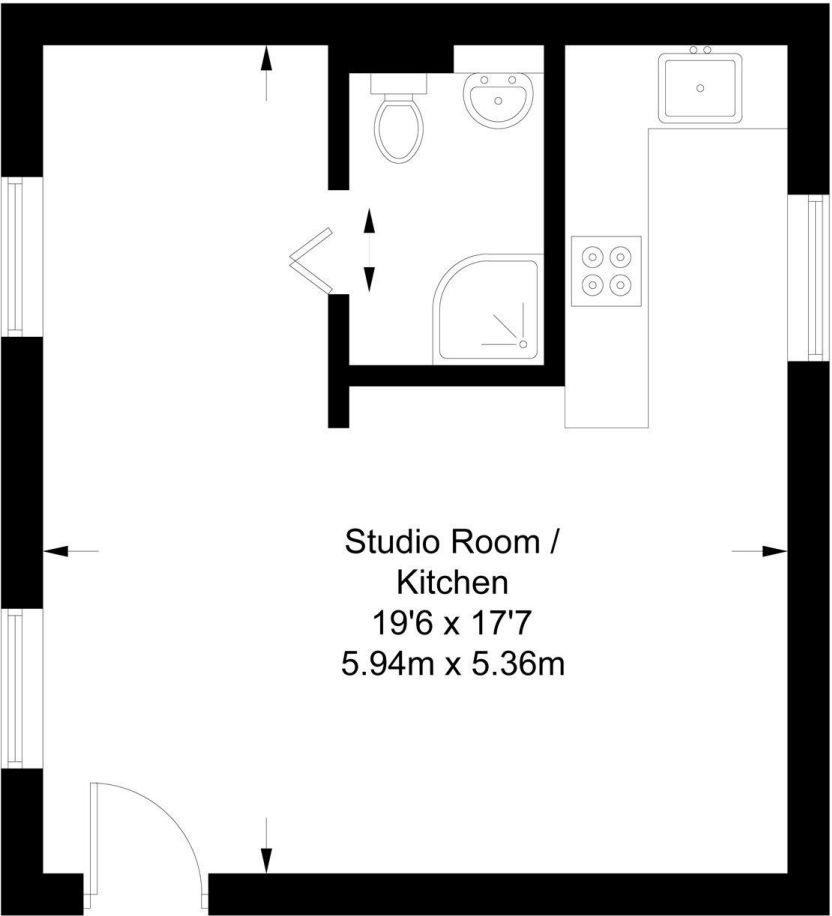
## Viewing

Strictly by appointment with Savills.



# Upper lodge mews

Approximate Gross Internal Area = 344 sq ft / 32 sq m



Studio Room /  
Kitchen  
19'6 x 17'7  
5.94m x 5.36m

## First Floor

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: 344 sq ft, 32m<sup>2</sup>

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>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(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://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190522HELW

**Richmond Lettings**  
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