



A 4 bedroom family house on a no-through road with a great decked garden.

**Lord Chancellor Walk, KT2**

£3,500 pcm plus fees apply, Unfurnished  
Available now





Formal reception • Modern kitchen • Study • 4 Double bedrooms • 2 Bath/shower rooms • Utility room • Cloakroom • Double garage • Decked garden

#### About this property

A great 4 double bedroom family house spaced over 2 floors with off-street parking and a private garage.

This lovely property boasts a spacious reception room with wooden floors and doors into the garden giving it a light and airy feel. There is a stylish and modern kitchen, a study and cloakroom.

The property holds 4 spacious double bedrooms, 2 bathrooms and a utility room.

#### Applicant note

The photos provided are over 6 months old due to COVID- 19.

#### Local Information

Lord Chancellor Walk is just off Coombe Lane West on the edges of the Coombe Estate. Coombe is a sought after residential area close to Wimbledon and Kingston with excellent local schools and easy access to the open spaces of Wimbledon Common and Richmond Park.

There are a number of popular golf courses in the surrounding area including the exclusive Coombe Hill Golf Club and Royal Wimbledon.

#### Furnishing

Unfurnished

#### Local Authority

Kingston Upon Thames Council,  
Kingston upon Thames  
Council Tax Band = G

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wimbledon Lettings Office.  
Telephone: +44 (0) 20 8971 8100.









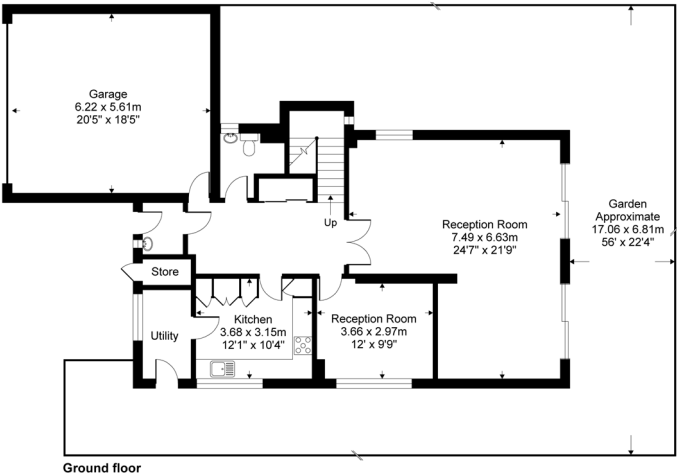
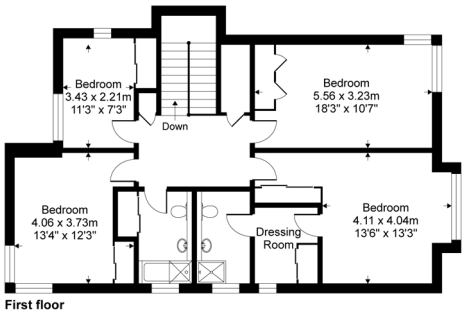
Lord Chancellor Walk, KT2  
Gross Internal Area 2448 sq ft, 227.4 m²

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Lord Chancellor Walk, Kingston Upon Thames, KT2

Gross internal floor area (approx):  
227.4 sq m / 2448 sq ft (Excludes Store & Includes Garage)  
For Identification only - Not to scale  
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20200713RBGN

