



THE BENCH, HAM STREET, TW10
£3,500 per month*

Carter Jonas

THE BENCH, HAM STREET, TW10

Elegant three bedrooms, two bathroom townhouse in a secluded private terrace of only four properties set back from the road sharing a leafy front courtyard. Located very close to Ofsted Outstanding Grey Court School just off Ham Street which leads from Ham Common down to the river.

The ground floor has a bedroom, shower room and a kitchen/diner with a well appointed array of appliances inc dishwasher and wide fridge/freezer. There's also informal dining space and double glazed French doors leading out to the garden.

The first floor is an impressive double aspect open plan style living space of lounge and dining areas with fireplace and the top floor has a master bedroom with lots of inbuilt wardrobes, plus a second double bedroom and a generous tiled bathroom.

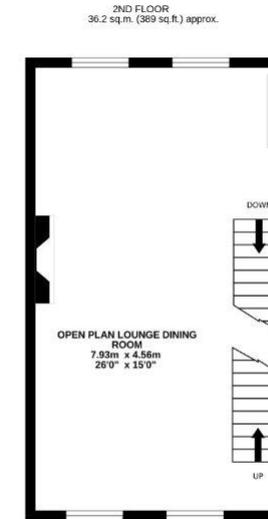
Available unfurnished now

Fee of intent - one weeks rent £807.69

Security Deposit - five weeks rent £4038.46

- Council Tax Band = E
- 3 Bedrooms
- Private Garden
- Two bathrooms
- Unfurnished
- EPC = D

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	64	80
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 108.0 sq.m. (1162 sq.ft.) approx.
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