



London Road, Ascot, Berkshire, **SL5**

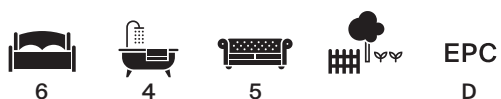


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A 6-bedroom gated Victorian home enjoys an elevated position with a Southerly facing garden set within walking distance of Ascot High Street and the station.

The ground floor offers a spacious drawing room opening to the dining room. The sitting room connects to the Study. There's an impressive kitchen/breakfast room along with a cloakroom.

First floor offers the Principle bedroom with large en suite bathroom, three further first floor double bedrooms and shower room. Second floor comprises of two double bedrooms, a games room and bathroom.



Furniture: Available part furnished

Minimum length of tenancy: 12 months

Local authority: Windsor and Maidenhead Borough Council

Council tax band: G

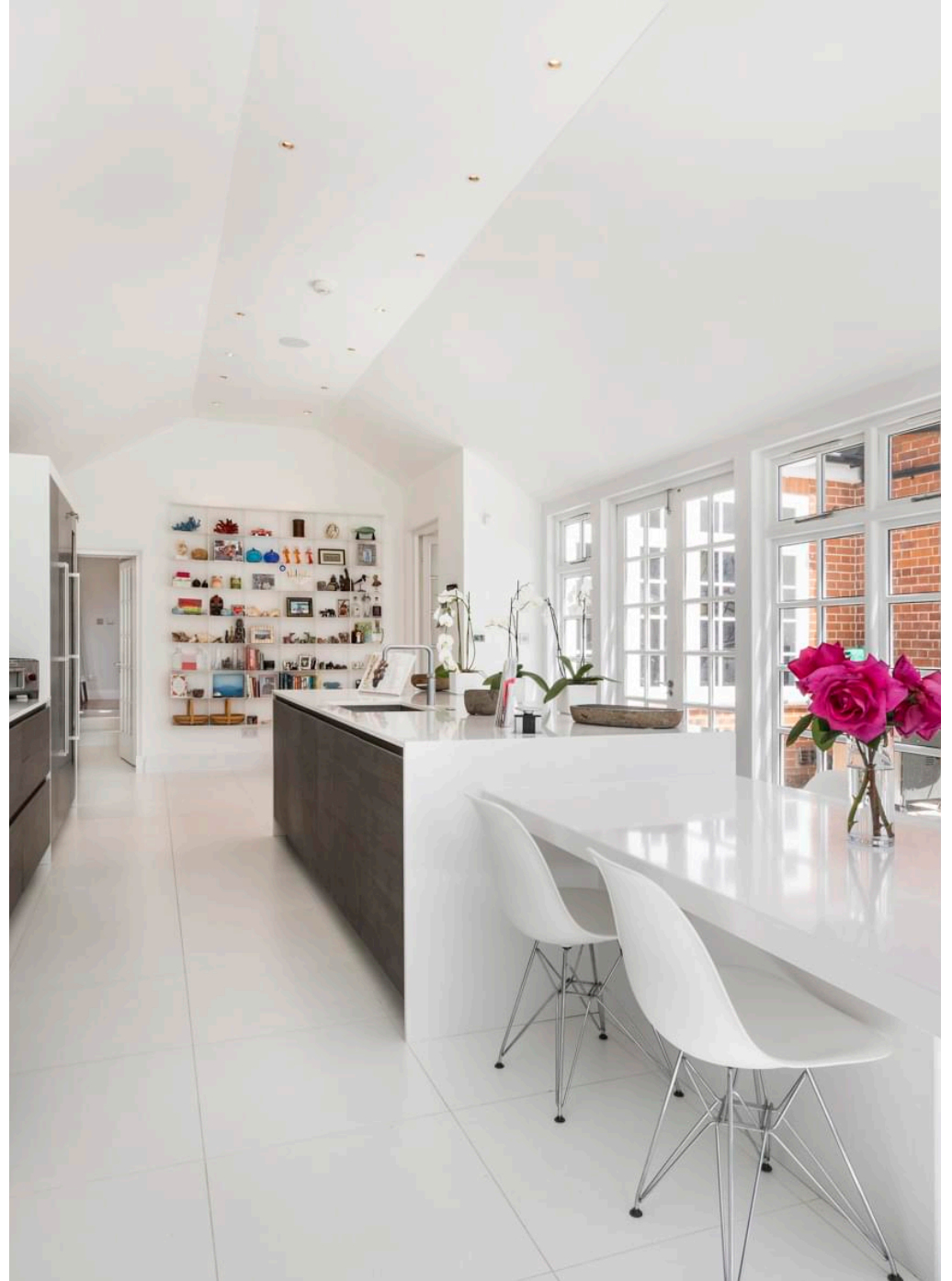


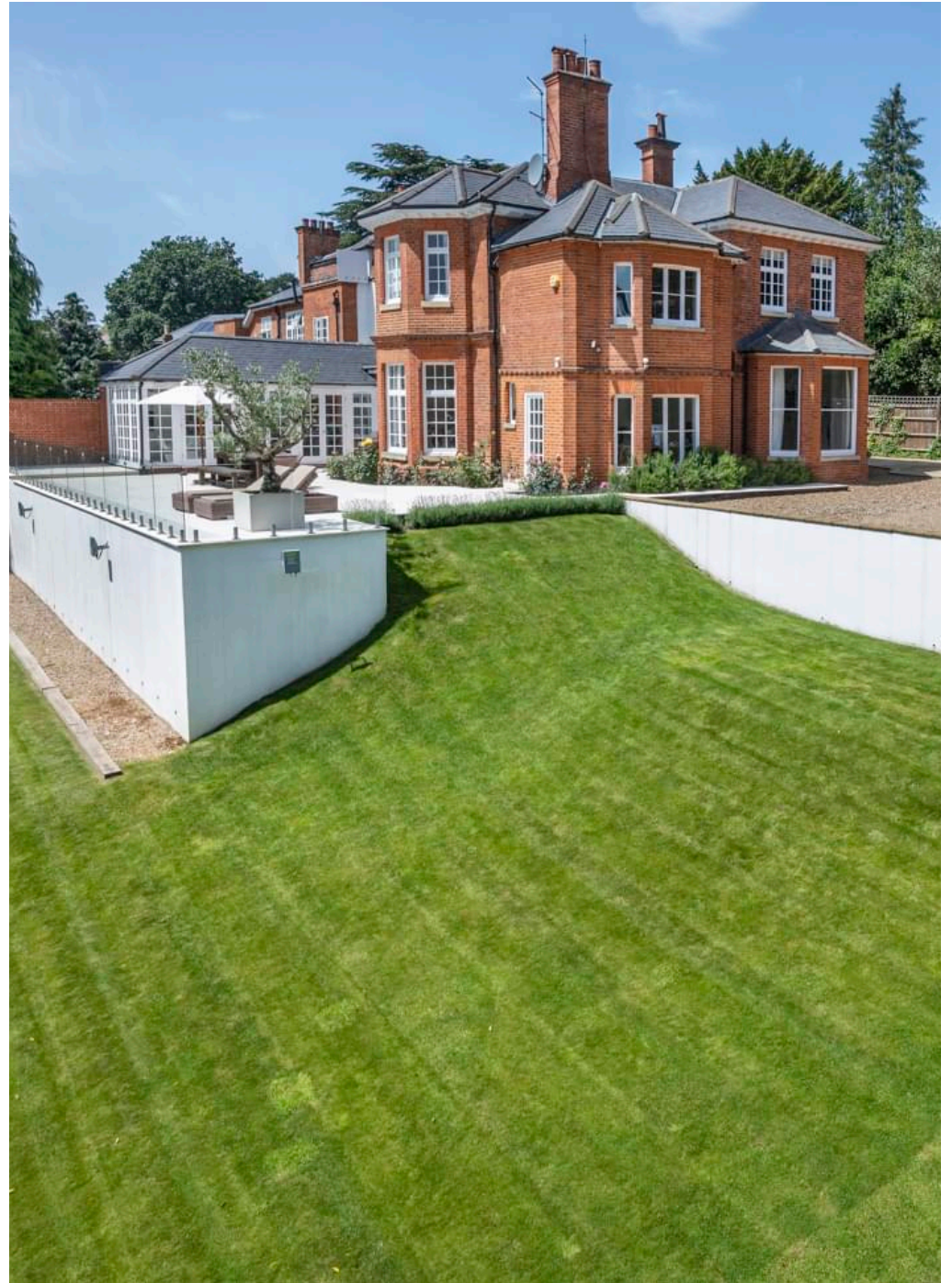


The rear terrace is a real feature of the home with ample driveway parking.

Ascot has an excellent transport network with close proximity to the M25, M4 and M3 motorways. Regular train service from Ascot to London Waterloo 55 mins or Ascot to Reading is 27 mins. Education facilities in the area are exceptional and include Eton College, Papplewick, Charters, LVS, The Marist, Bishopsgate, St George's Ascot, Wellington, Heathfield, St Mary's, Sunningdale School, Lambrook, Hall Grove and St John's Beaumont. There are also two highly regarded international schools, ACS and TISIS. Sporting facilities include golf at Sunningdale, Berkshire and Wentworth, Smith's Lawn polo, and Ascot and Windsor horseracing.



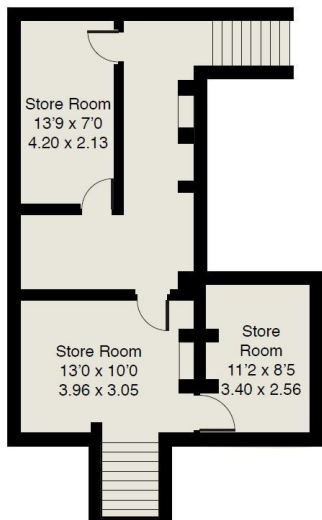




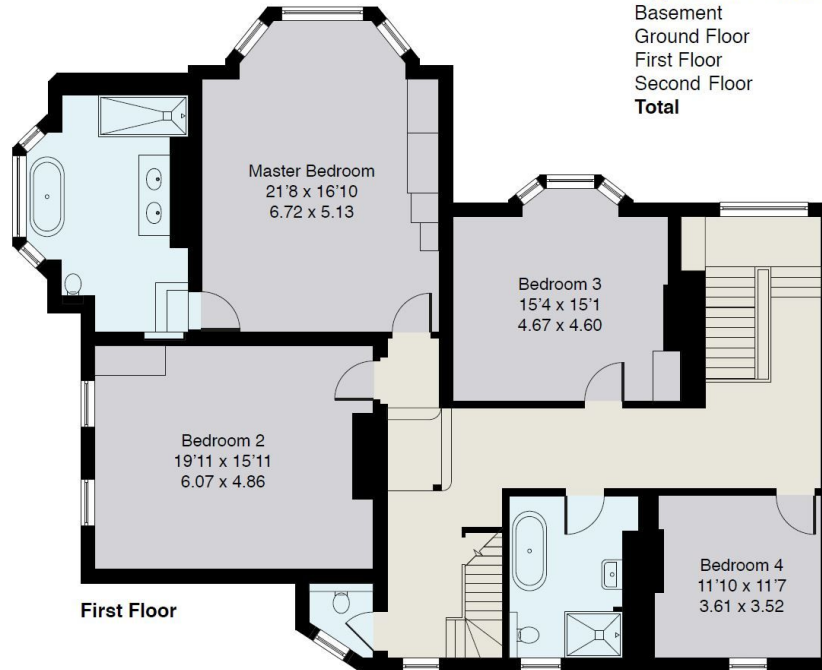
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Approximate Gross Internal Floor Area :		
Basement	51 sq m /	549 sq ft
Ground Floor	224 sq m /	2411 sq ft
First Floor	174 sq m /	1873 sq ft
Second Floor	63 sq m /	678 sq ft
Total	512 sq m /	5511 sq ft

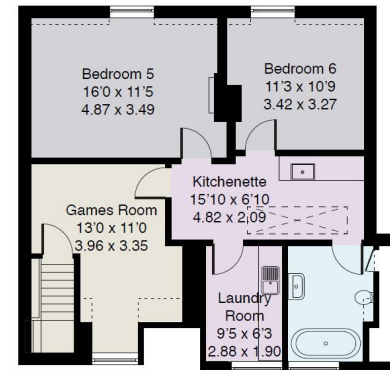
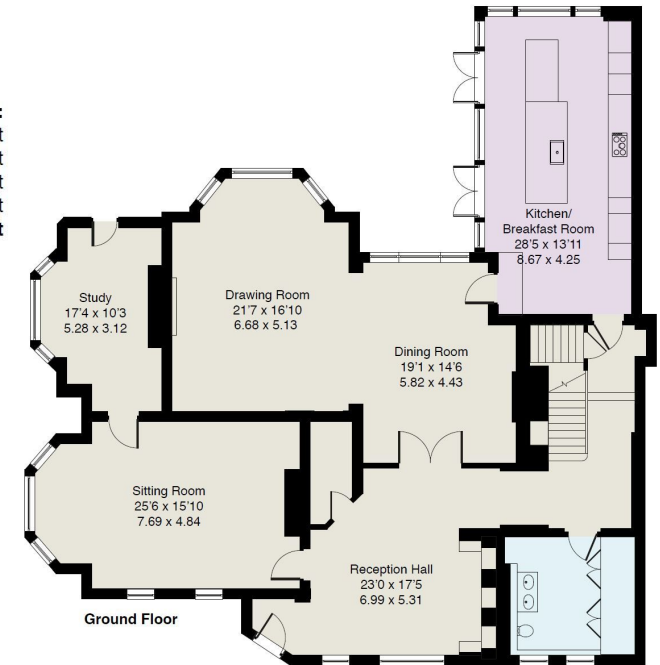
Basement



First Floor



Ground Floor



Second Floor

Knight Frank

Ascot

59 High Street

Ascot SL5 7HP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated September 2024. Photographs and videos dated September 2024.

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