



Portland House, Richmond **TW10**

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## Petersham Road, Richmond **TW10**

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This immaculate one bedroom apartment is situated on the second floor of this popular development overlooking the River Thames. It is a short distance from Richmond town centre and its many amenities, including the mainline train station.

The property has wood flooring throughout and comprises an open-plan reception room with a fully fitted kitchen, one double bedroom with fitted wardrobes and a modern bathroom.



**Guide price:** £2,500 per calendar month

**Furniture:** Available unfurnished

**Tenancy available from:** 4th February 2025

**Minimum length of tenancy:** 12 months

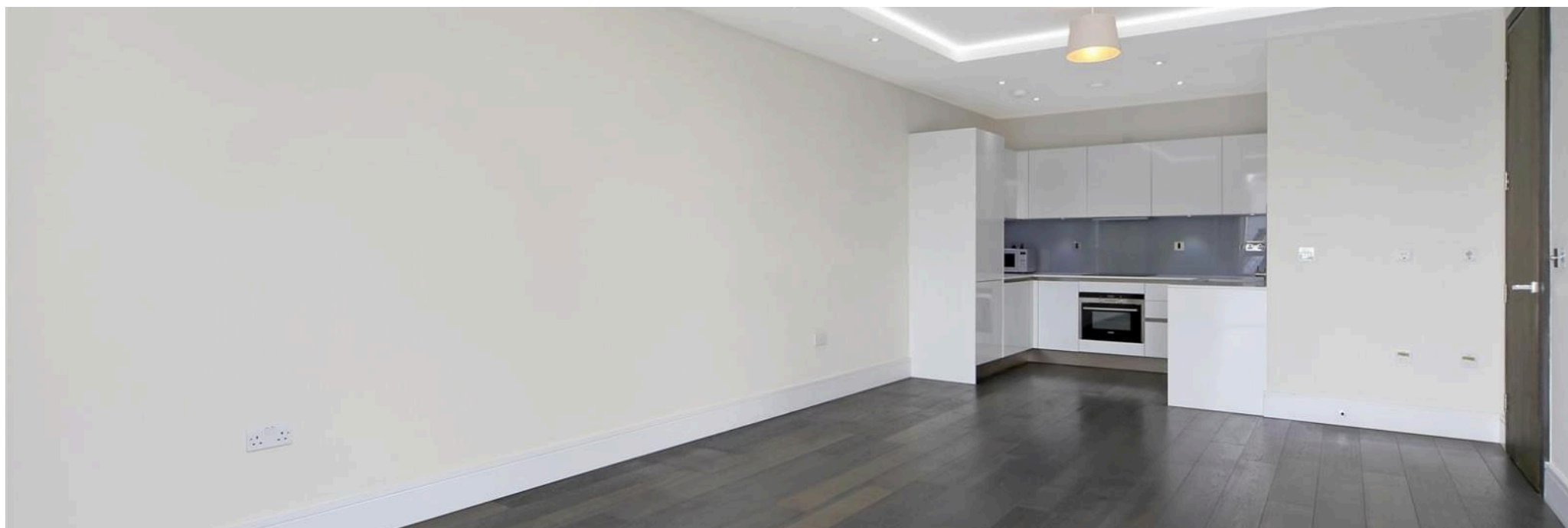
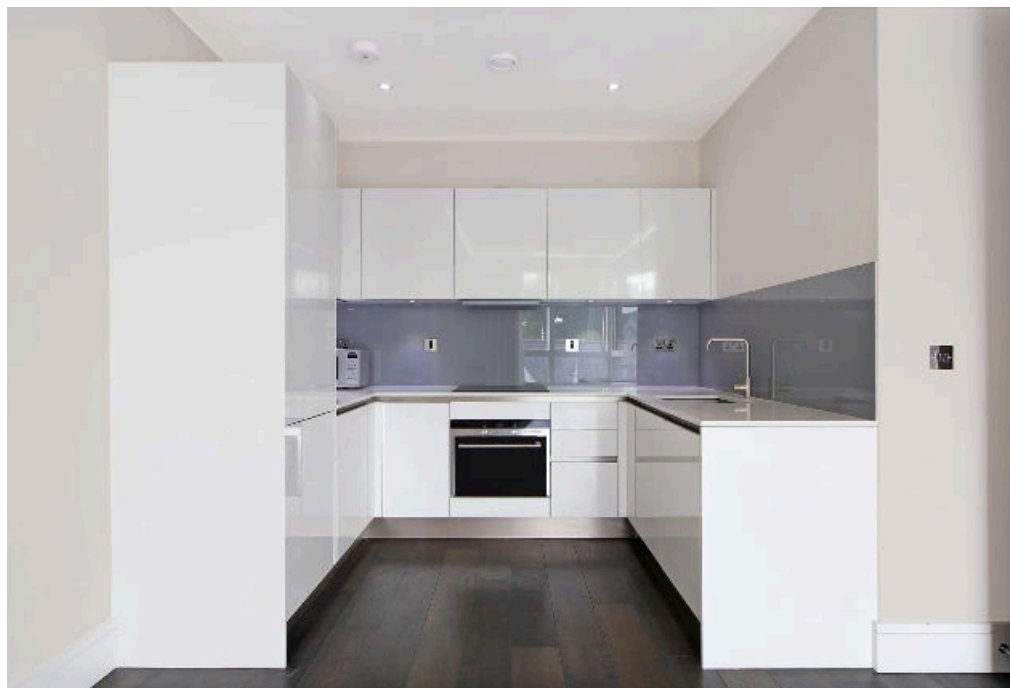
**Deposit:** £2,884

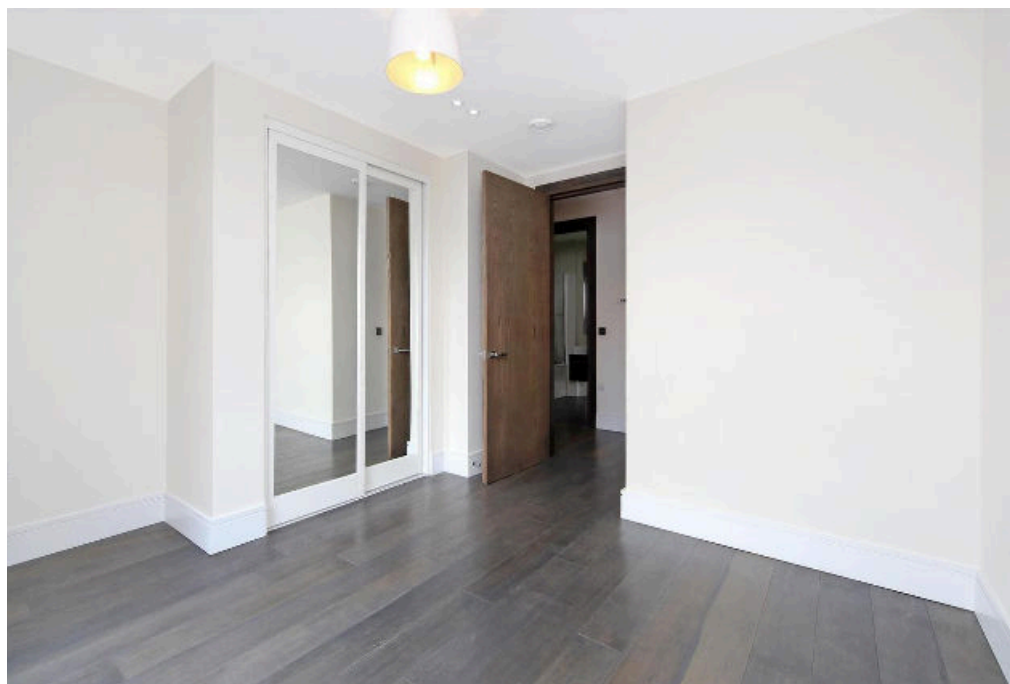
**Local authority:** London Borough of Richmond Upon Thames

**Council tax band:** H











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## Your partners in property



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](http://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.

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