

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Richmond Road, Kingston, KT2 5EP

### Asking Price: £775,000 Freehold

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Equipment: Crossroads Residential Limited trading as Thomas & May has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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Thomas & May is delighted to bring to the market this well proportioned Victorian terrace house. Currently used as a licensed 5 bedroom HMO this property offers flexible accommodation and is being sold either with tenants in situ or with vacant possession as it would also make an ideally located family home. Accommodation is spread over four floors and is currently arranged with the basement level having a bedroom, study and storage. The ground floor has two bedrooms/reception rooms, kitchen and shower room. The first floor has a large bay fronted lounge/dining room additional kitchen and bathroom. The second floor has two further bedrooms. The property is ideally located close to the River Thames, Richmond Park, Kingston town centre with its numerous shops and restaurants and only 0.3 miles from Kingston railway station. Please call for further details regarding the current rental income or about changing into a family home. No onward chain.

