



5 Bedrooms

House - Semi-Detached

Per month

£7,800 Per  
"

Located in

Richmond



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# 18 Marksbury Avenue

Richmond | | TW9 4JF



A striking, light-filled family home offering four bedrooms, two bathrooms, study, dressing room and a beautiful landscaped garden.

# 18 Marksbury Avenue

£7,800 Per month



- Four Bedrooms
- Fabulous entertaining space
- Superb rear garden with Hot tub and BBQ
- Excellent transport links
- Excellent local amenities
- Two Bathrooms
- Off Street Parking for two cars
- Ideal for families
- Outstanding local schools
- Available July

## Marksbury Avenue

Approx Gross Internal Area  
 Ground Floor = 105.6 Sq m / 1136 Sq Ft  
 First Floor = 66.3 Sq m / 713 Sq Ft  
 Second Floor = 40.6 Sq m / 437 Sq Ft  
 Garden Room & Store = 12.4 Sq m / 133 Sq Ft  
 Total = 224.9 Sq m / 2419 Sq Ft



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

**EPC Rating: D**  
**Council Tax Band G**  
**Local Authority**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	63	
(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	

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