



## Twyford Avenue W3

Price £4,650 pcm To Let

**GARDINER**  
RESIDENTIAL



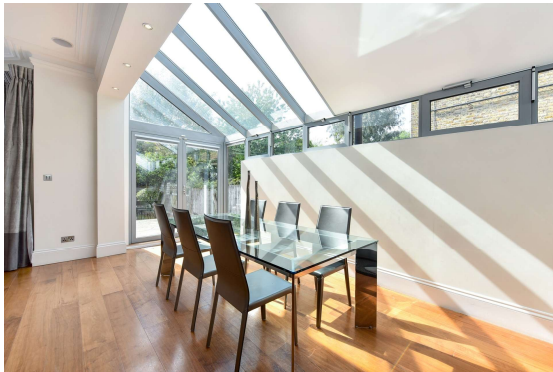
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A truly stunning house which offers spacious accommodation with six bedrooms, three bathrooms, beautiful drawing room and a wonderful open-plan family room with kitchen and dining area. Garden and off street parking. This period property has a contemporary finish yet retains many period features. It benefits from a west facing garden and off street parking for two vehicles. The property comprises drawing room, guest cloakroom, family room with open=plan kitchen and dining area, utility room and doors leading on to the gardens. The first floor comprises master bedroom with dressing room and en-suite shower room, twin bedroom, double bedroom and a large family bathroom with bath and separate shower. The top floor comprises two double bedrooms with a shared bathroom and a single bedroom/study.

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to check the availability of any property before travelling any distance to view.



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