



LONDON ROAD, ASCOT, BERKSHIRE, SL5 7EG

Unfurnished, £8,000 pcm + £282 inc VAT tenancy paperwork fee and other charges apply.*

Available 13 January



LONDON ROAD, ASCOT, BERKSHIRE,
SL5 7EG

£8,000 pcm Unfurnished

7 bedrooms • 3 bathrooms • 3 reception rooms •
kitchen/breakfast room • games room • first floor
utility room • cellar • mature gardens and garage •
unfurnished • available 13 January • EPC Rating
= E • Council Tax = G

Situation

Situated in the affluent town of Ascot, the High Street offers shopping facilities for daily needs and a range of boutiques and restaurants plus a station serving London (Waterloo). Transport links are good; the M3 can be joined at J3, the M25 at J13, leading to the M4, Terminal 5 and Heathrow, and central London. Major towns for a greater choice of retail and leisure facilities include the historic town of Windsor, Guildford and Reading. Sporting facilities in the area include the world famous golf clubs of Wentworth and Sunningdale, horse racing at Ascot and polo fixtures take place at Guard's Polo Club, Smith's Lawn. There is an exceptional selection of renowned private schools in the area such as Eton College, Wellington College, St George's and St Mary's Schools, Papplewick and the ACS Egham International School in Egham.

Description

This late Victorian house is situated at the end of a residential lane, within a gated driveway, possessing mature gardens and grounds. The property consists of seven bedrooms, with period characteristics along with 3 reception rooms, study, kitchen/breakfast room, games room and cellar. Outside there is an outstanding Victorian veranda and also a detached garage.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



Torwood, London Road, Ascot, Berkshire, SL5

Gross internal floor area (approx):

402.8 sq m / 4336 sq ft

For Identification only - Not to scale

Niche Communications



FLOORPLANS

Gross internal area: 4336 sq ft, 402.8 m²

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £282 (inc VAT). £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee - charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit - usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets - additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees .

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Sunningdale Lettings

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