



## The Hermitage Richmond TW10

This beautifully presented one-double-bedroom apartment oozes character, situated on the top floor of an imposing Victorian end-of-terrace house with sweeping views across Richmond, voted the 'happiest place to live' in the UK. Located just 300 yards from the river and a stone's throw from the shops, it's perfectly positioned on a highly desirable and tranquil residential road. The station is only an 8-minute walk, with a host of bus routes nearby. Spanning approximately 680 sq ft, the property is flooded

with light from its triple-aspect configuration with windows on three sides. The layout features an open-plan kitchen-reception area, a double bedroom with Velux window and fitted wardrobes, with a well-appointed bathroom. The large stairwell and landing have additional built-in storage with considerable loft space above. Characterful sloping eaves, chestnut wood-effect flooring, and a gorgeous cream-enamelled gas fireplace add to its considerable charm.

### KEY FEATURES

**Triple aspect corner flat**

**No chain**

**Desirable road off the town-centre**

**Unbeatable location close to the river**

**Open-plan layout**

**Recently refurbished**

**Substantial loft storage**

**A proven rental asset**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		55 D
39-54	<b>E</b>	52 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Richmond upon Thames
<b>Internal area:</b>	680 sq. ft. / 63.16 sq. m.
<b>No. of bedrooms:</b>	1
<b>Council tax band:</b>	E
<b>Lease length:</b>	975 years approx.
<b>Service charge:</b>	Zero
<b>Ground rent:</b>	N/A

