



# Cardigan Road

Richmond, TW10

Guide Price £900,000

A stylish three bedroom split level apartment in a central Richmond Hill location with share of freehold and is offered with no onward chain.

There is a generous open-plan reception/dining space, a spacious eat-in kitchen with a bedroom and family bathroom on the 1st floor.

The upper floor has a further two double bedrooms and a shower room.

Cardigan Road is well located for the amenities on Richmond Hill, with Richmond Park, Terrace Gardens, Richmond Riverside and Richmond town centre all being close by. Richmond train station offers access to and from London by tube or rail via the District line, South Western trains and the London Overground service. Some of the area's best schools are located close by, in particular the Vineyard Primary School which is described as 'Outstanding' in the latest Ofsted Report and which is located on Friars Stile Road almost opposite the entrance to Cardigan Road.





# Cardigan Road

## Richmond, TW10

- Three bedroom apartment
- Richmond Hill location
- No onward chain
- Communal garden



**Tenure:** Share of Freehold – lease expires August 3011

**Service Charge:** £1428 per annum – payable in 12 x monthly instalments of £119

**Ground Rent:** £n/a

**Local Authority:** London Borough Of Richmond Upon Thames

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons Richmond Sales*

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## Cardigan Road, TW10

Approximate gross internal area

114.55 sq m / 1233 sq ft

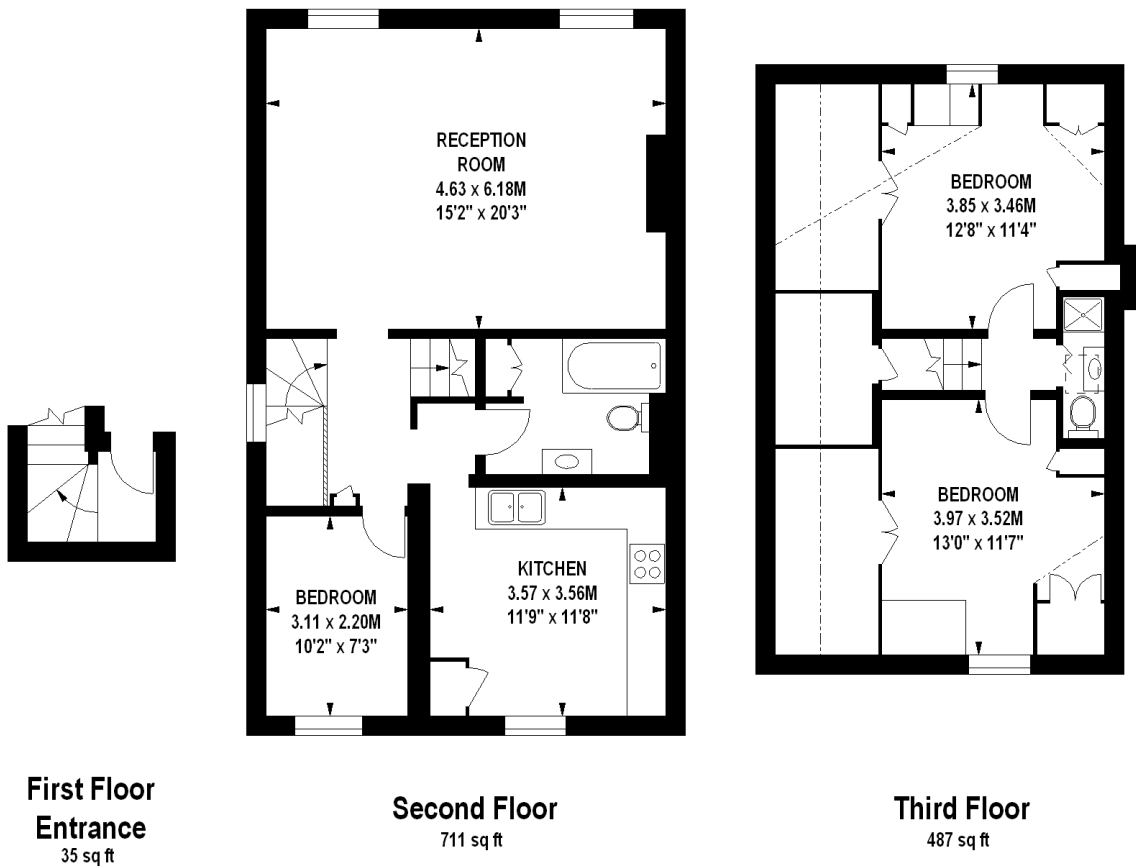
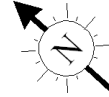


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\*Floorplan Drawn According To RICS Guidelines  
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