



# Mount Ararat Road

Richmond, TW10

Asking Price £850,000

Spacious two bedroom garden flat with own front door and garage on Richmond Hill, offered with no chain.

Elegant and charming, this beautiful apartment offers spacious living accommodation and is within walking distance to the local amenities of Richmond Hill village, as well as the town centre. Boasting a period feel with some modern touches, the property features two bedrooms, with the scope to create a third. There is a very spacious eat in kitchen with built in cupboards and ample additional storage cupboards. A generous reception with french doors, leads onto a private patio with space for table and chairs and very well maintained communal garden perfect for relaxing in and entertaining guests.

The highlight of this home is the private garage, providing ample storage or parking space. Further benefits include a double walk in shower, dressing room that can be re-configured to the third bedroom, no onward chain as well as a share of the freehold.



# Mount Ararat Road

## Richmond, TW10

- Two bedroom period property
- Garage
- Private patio and communal garden
- Richmond Hill location





Mount Ararat Road is ideally located for both Richmond Hill village and Richmond Park as well as all of the amenities within Richmond town centre including Richmond Theatre, the riverside and Richmond station with good links into Waterloo Station, as well as the amenities of the neighbouring towns, East Twickenham and St Margaret's.

This delightful flat is a rare gem and to avoid missing out, please contact the Richmond Sales team who will be delighted to book in your early viewing slot.

**Tenure:** Share of Freehold – lease expires April 2986

**Service Charge:** £2400pa payable quarterly in 4 instalments of £600  
Covering insurance (building & directors liability), management company, accountancy, gardening, cleaning of common parts, water/electricity plus non-recurring maintenance

**Ground Rent:** n/a

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

**Council Tax Band:** E

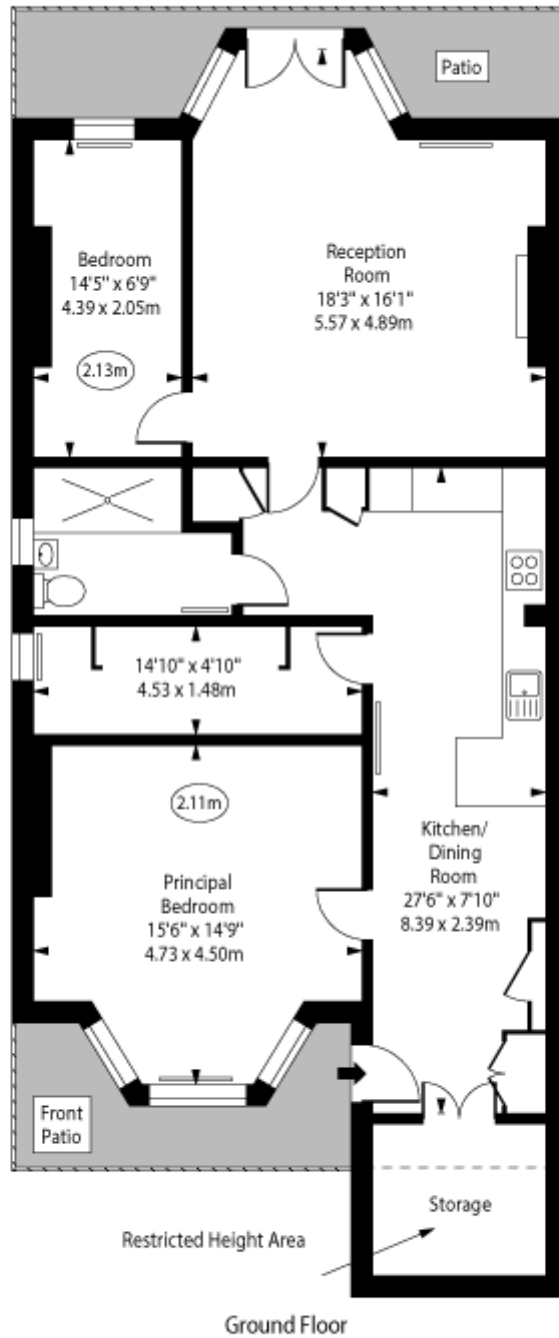
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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# Mount Ararat Road, TW10

○ - Ceiling Height



Ground Floor  
 Approx Gross Internal Area 1034 Sq Ft - 96.06 Sq M  
 Approx. Floor Area Including Restricted Heights 1074 Sq Ft - 99.77 Sq M

For Illustration Purposes Only - Not To Scale  
 www.goldlens.co.uk  
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