



# Cardigan Road

Richmond, TW10

Asking Price £625,000

A beautiful two bedroom apartment nestled in the heart of Richmond Hill.

The property comprises of a generous reception room with high ceilings, a fitted kitchen, two bedrooms, a main bathroom with bath tub and shower, and access to a roof terrace with 360 degree views that are far reaching across Richmond Hill and beyond.

The internal accommodation is in very good order and very bright inside from an abundance of natural daylight. The current owner has extended the lease (in excess of 990 years) and the apartment is being sold with no onward chain.

This wonderful apartment is located at the top of Richmond Hill and is a very short walk to all of the amenities of Richmond Hill village. The property is conveniently located for the Vineyard School and Richmond Park and for further shopping the town centre is within walking distance, as well as Richmond station offering direct access to central London via the District Line, Waterloo and Reading.

This apartment would equally suit young professionals or investors alike and we would highly recommend an early viewing slot to avoid missing out on a great opportunity to secure this wonderful home.

**CHESTERTONS**





# Cardigan Road

## Richmond, TW10

- Access to a roof terrace
- No onward chain
- Long lease
- Richmond Hill location





**Tenure:** Leasehold - lease expires June 3018

**Service Charge:** £1200pa – payable monthly for communal maintenance and buildings insurance

**Ground Rent:** £n/a

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

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	77	80
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons Richmond Sales*

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## Cardigan Road, TW10

Approximate gross internal area

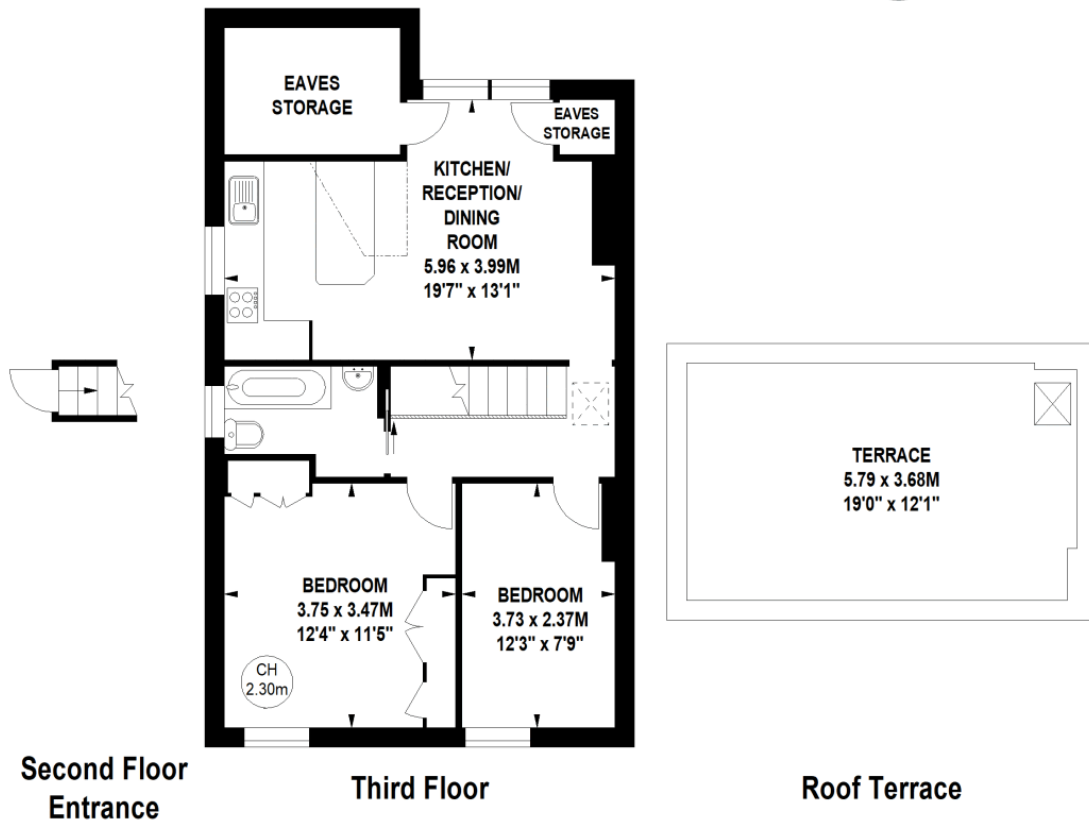
61.69 sq m / 664 sq ft

(Including Eaves Storage)

Eaves Storage

5.95 sq m / 64 sq ft

Key :  
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

