



Mount Ararat Road

Richmond, TW10

Offers in Excess of
£750,000

A very charming apartment which has been cleverly designed to make the most of the space and light.

Presented to the market in superb condition and generous proportions, the first floor of this delightful property offers a good-sized reception with feature fireplace and large west facing windows that overlook the front elevation. Fitted with a modern kitchen that accommodates four-seater dining, the kitchen is immaculately presented with granite worktops and integrated high specification appliances. The first floor also accommodates the principal bedroom to the rear of the property and benefits from plenty of built in storage. Like the reception room, the principal bedroom is flooded with light and sits adjacent to the family bathroom that comprises a stylish double walk-in shower with rain shower, plenty of storage and is fully tiled with high quality fixtures and fittings. On the first floor is also a separate storage cupboard that houses the washing machine/tumble dryer. Aesthetically, the second floor is accessed via a charming staircase and benefits from plenty of bespoke storage and a very spacious L' shaped layout with multiple eaves storage access points and built-in bookcases along with space to set up a desk/ workstation area. Light floods the second bedroom from the large Velux window and on this level is also an additional en-suite cloakroom with sash window facing the rear of the property.

CHESTERTONS



Mount Ararat Road

Richmond, TW10

- Split Level Conversion Apartment
- Two Large Bedrooms
- Bright and Spacious Reception Room
- Family Bathroom, Additional Cloakroom
- Kitchen/Breakfast Room
- In Excess of 1200 sq ft of accommodation
- Share Of Freehold



Located between Richmond town centre and the world-famous Richmond Park, Richmond Hill is a small community with a beautiful village at its heart. The village perfectly balances city and country living thanks to the spacious green spaces. You'll find everyday amenities such as dry cleaners, smaller supermarkets and coffee spots on your doorstep alongside a selection of pubs, cafes and restaurants. Local favourites include the Richmond Hill Bakery, The Marlborough pub and La Luna di Luca restaurant. Duck Pond Market, on the scenic riverside, sells ethically sourced local food, art and crafts every weekend. Richmond town centre offers a wider range of shops, from independent boutiques in cobbled lanes to leading High Street brands, along with a Whole Foods Market and a large Waitrose supermarket.

Tenure: Share of Freehold - 999 years from 12 January 2011

Service Charge: 25% of costs, as and when required

Ground Rent: Nil

Local Authority: London Borough Of Richmond Upon Thames

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	72	78
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Richmond Sales

23a Friars Stile Road

Richmond

Surrey

TW10 6NH

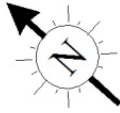
richmond@chestertons.co.uk

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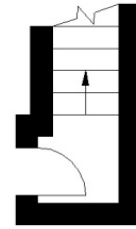
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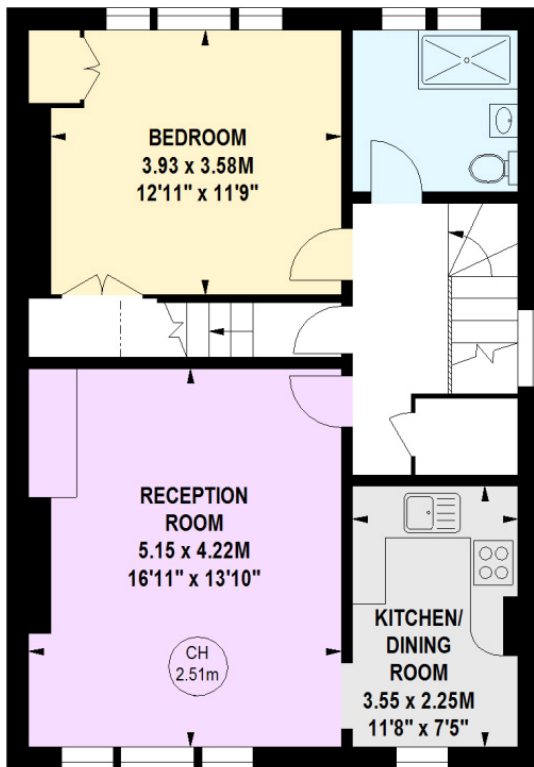
Approximate gross internal area
112.50 sq m / 1211 sq ft
 (Including Eaves Storage)
Eaves Storage
15.24 sq m / 164 sq ft



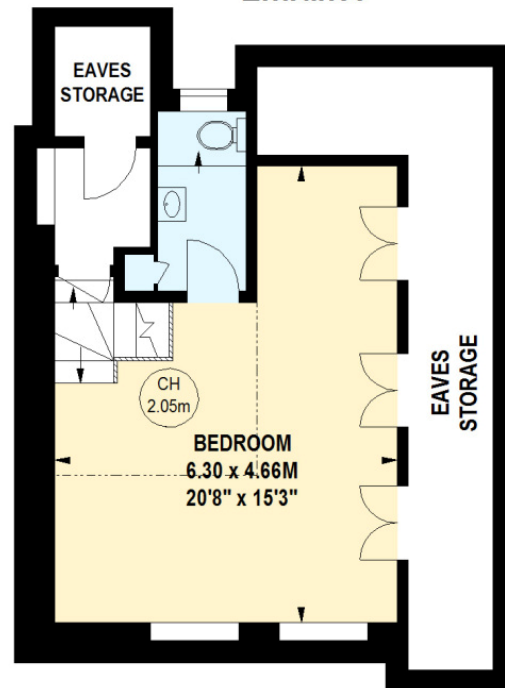
Key :
 CH - Ceiling Height



26 sq ft
Ground Floor
Entrance



698 sq ft
First Floor



323 sq ft
Second Floor

This floor plan is a representation for guidance purposes only, not for valuation.
 Any figure is approximate and must not be relied on as a statement of fact.
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