



# Sheen Road

Richmond, TW9

Offers over £450,000

A raised ground floor one bedroom period conversion apartment offered with no chain, located on Sheen Road and within a short walk to Richmond town centre.

This wonderful raised ground apartment is presented to the market in very good order. The accommodation offers a well-proportioned reception room, full of natural sunlight with high ceilings and original features including ornate coving and picture rails. The current owners have added in stylish plantation shutters, and retained the feature fireplace.

The bedroom is a good size double and is positioned to the rear of the apartment, again with high ceilings, a neutral and calming palette, finished with plantation shutters.

The family bathroom is modern with large tiles and a family bath with shower, with good quality fixtures and fittings.

In the hallway, leading to the kitchen, there is plenty of built in storage while the kitchen is modern & bright, with ample storage. Additionally there is extra space next to the window to house a small desk for working from home.



# Sheen Road

## Richmond, TW9

- One bedroom apartment
- Central Richmond location
- No onward chain
- Investment opportunity



Richmond is an ideal location, perfectly balancing city and country living, thanks to the spacious green spaces and easy London transport links. Richmond Hill village is a short walk from Sheen Road where you'll find everyday amenities such as dry cleaning, 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 large Waitrose. 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.

This wonderful property would make an ideal purchase for both an investor and to live in.

This property must be seen and to avoid missing out on this great opportunity please call the Richmond Sales team to book in your viewing slot.

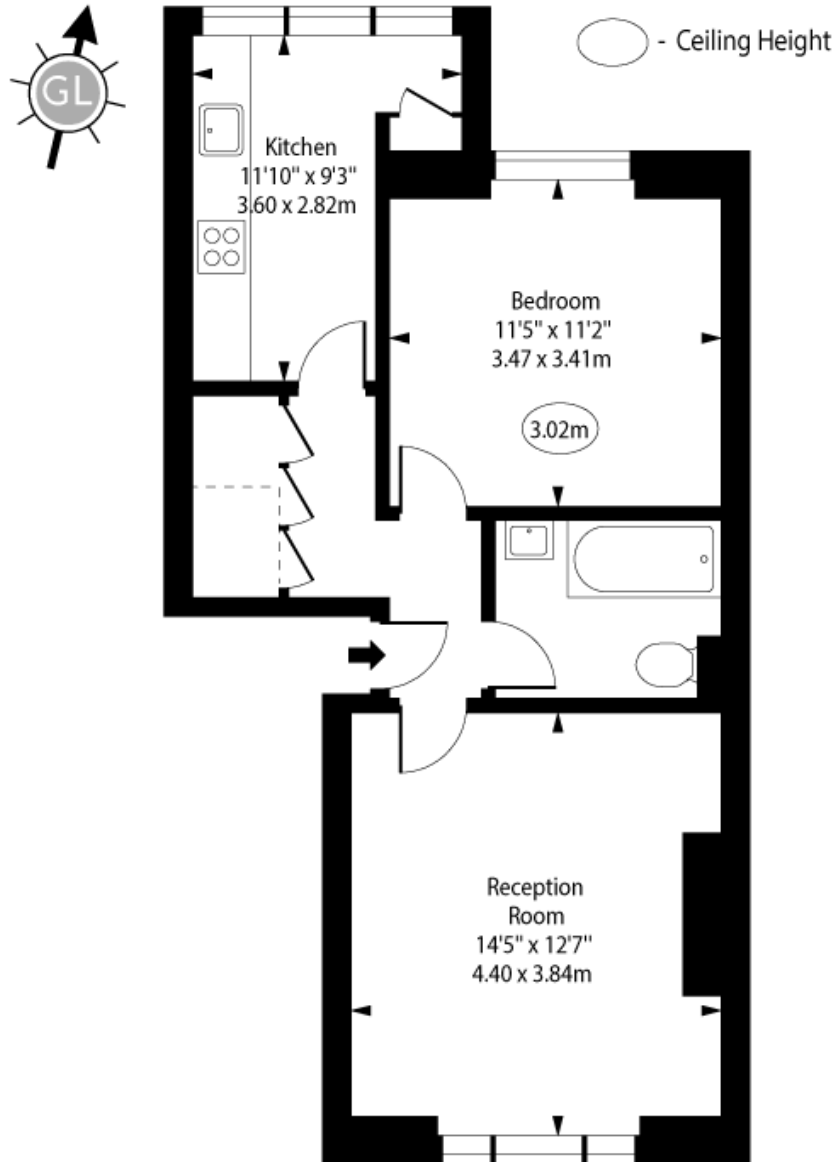
**Tenure:** Leasehold 974 years 7 months  
**Service Charge:** £105 p/m  
**Ground Rent:** £0  
**Local Authority:** Richmond upon Thames  
**Council Tax Band:** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	78
(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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Sheen Road,  
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Surrey, TW9



Raised Ground Floor

Approx Gross Internal Area 524 Sq Ft - 48.68 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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