



# Marlborough Road

Richmond, TW10

Asking Price £899,000

A spacious two bedroom garden flat with front and back garden, planning permission to the rear and a separate garage.

Comprising: two bedrooms, one with an en-suite wet room, a further family bathroom, conservatory and a large reception room with a feature fire place and a set- back open plan kitchen. The conservatory opens out onto a large paved garden ideal for entertaining friends and family in the summer months.

The property also benefits from a private entrance as well as the communal entrance at the front of the building.

The apartment is located in a beautiful period building at the centre of Richmond Hill village. Marlborough Road is conveniently located for Richmond Park, Terrace Gardens, the riverside and all of the amenities and transport links that Richmond town centre has to offer while offering easy access into Petersham and Ham.

Some of the area's best schools, The Vineyard School and St Elizabeth's, are also close by.





# Marlborough Road

## Richmond, TW10

- Private garden
- Private garage
- Fantastic Richmond Hill location
- No onward chain





**Tenure:** Share of Freehold – lease expires December 2112

**Service Charge:** £600 per annum - £300 for the period Oct 23- Mar 24 - service charges shared equally over 8 flats

**Ground Rent:** £0

**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		73
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### *Chestertons Richmond Sales*

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# Marlborough Road, Richmond Surrey, TW10

Approximate gross internal area

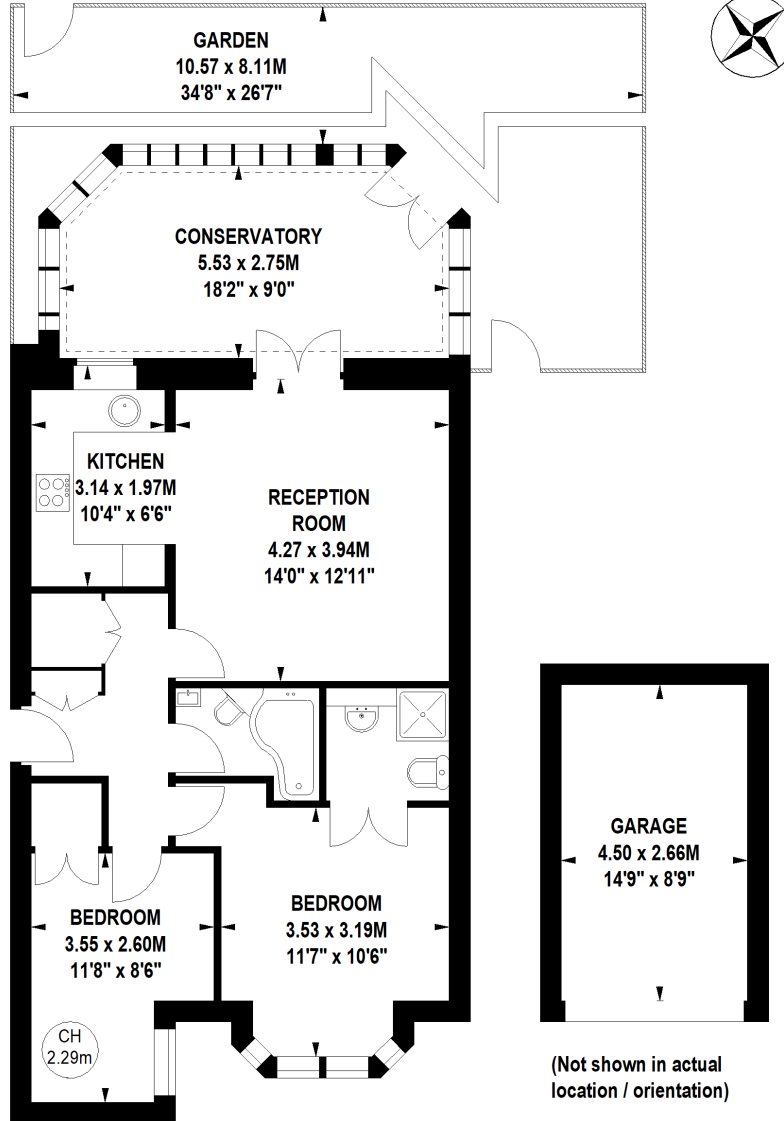
72.74 sq m / 783 sq ft  
(Excluding Garage)

Garage

11.89 sq m / 128 sq ft

Key :

CH - Ceiling Height



## Ground Floor

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

