



# West Sheen Vale

Richmond, TW9

Asking Price £475,000

Requiring modernisation is this two double bedroom, ground floor, purpose-built apartment with a private garden.

The property offers an excellent layout and benefits from high ceilings, large windows, fireplaces and wooden floorboards as well as a good size private garden.

This property is superbly located for Richmond town centre and train station along with the world famous Richmond Park, Richmond Green and the River Thames. Richmond balances city and country living superbly thanks to the spacious green spaces and easy London Transport links.

From West Sheen Vale you are within easy reach of all the amenities of Richmond town centre. This offers a wide range of shops, from independent boutiques in cobbled lanes to leading High Street brands, along with a Whole Foods Market and large Waitrose. Richmond's theatres and cinemas are all close by, as are a selection of restaurants, cafes and pubs.

Richmond train station offers access to and from London by tube or rail via the District line, South West trains and the London Overground service. Some of the area's best schools are also located close by.



# West Sheen Vale

## Richmond, TW9

- Ground floor two bedroom apartment
- Private garden
- Purpose built ex-local authority apartment
- Cul-de-sac road
- Convenient for Richmond centre and train station
- Leasehold:



**Tenure:** Leasehold 83 years – expiry 05/12/2107

**Service Charge:** Approximately £722.16 per annum

**Ground Rent:** £10 per annum

**Local Authority:** London Borough of Richmond upon Thames

**Council Tax Band:** D

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

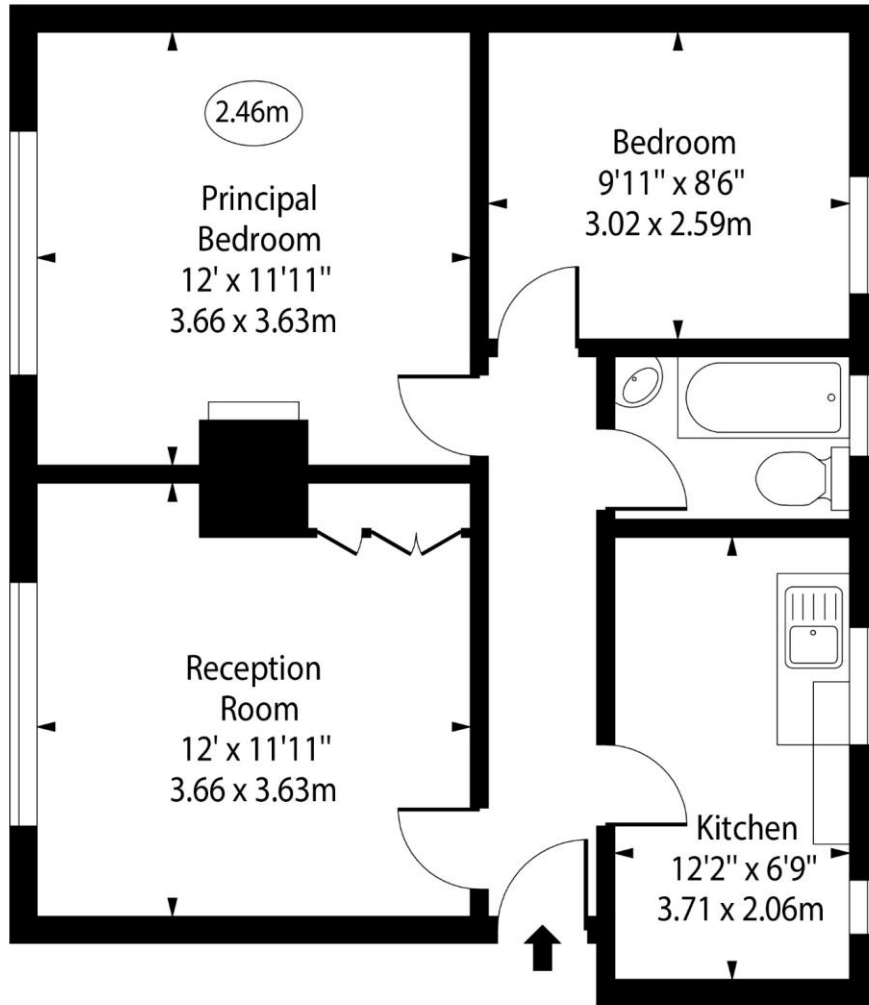
**Chestertons Richmond Sales**

23a Friars Stile Road  
 Richmond  
 Surrey  
 TW10 6NH  
 richmond@chestertons.co.uk  
 020 3758 3222  
 chestertons.co.uk

West Sheen Vale,  
Richmond,  
Surrey, TW9



○ - Ceiling Height



Ground Floor

Approx Gross Internal Area      563 Sq Ft - 52.30 Sq M

For Illustration Purposes Only - Not To Scale

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

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