



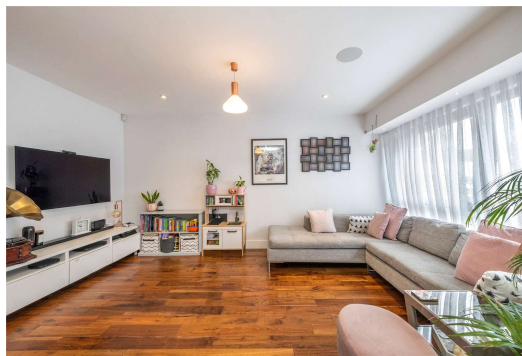
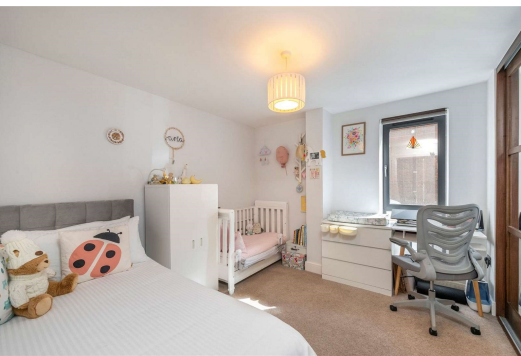
# Lower Mortlake Road

Richmond, TW9

Offers in excess of £575,000

A spacious, two-bedroom, two-bathroom, modern ground-floor apartment moments from Richmond town centre. Long Leasehold.

CHESTERTONS



# Lower Mortlake Road

## Richmond, TW9

- Luxury modern apartment
- Two-bedrooms and two bathrooms
- High-specification throughout
- Superb location for Richmond town centre
- Long leasehold: 986 years remaining (999 years from 1/4/2010)
- Service charge: £3804.16 per year
- Ground rent: £250.00 per year



This spacious apartment is situated on the ground-floor of this purpose-built modern apartment building and is located just moments from Richmond town centre and mainline and underground station. The property benefits from a high-specification throughout including air conditioning and under floor heating. Comprising of: a large open-plan kitchen / living/reception room, two double bedrooms and two bathrooms (one with a TV sound system), as designed by Kelly Hoppen. Kitchen is complete with all mod cons.

Located on the corner of West Sheen Vale and Lower Mortlake Road, 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.

Richmond features 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.

**Tenure:** Leasehold 984 years 7 months

**Service Charge:** £3336.96 - payable in 2 x 6 monthly payments of £1668.48

**Ground Rent:** £250 paid in half yearly installments of £125

**Local Authority:** Richmond upon Thames

**Council Tax Band:** D

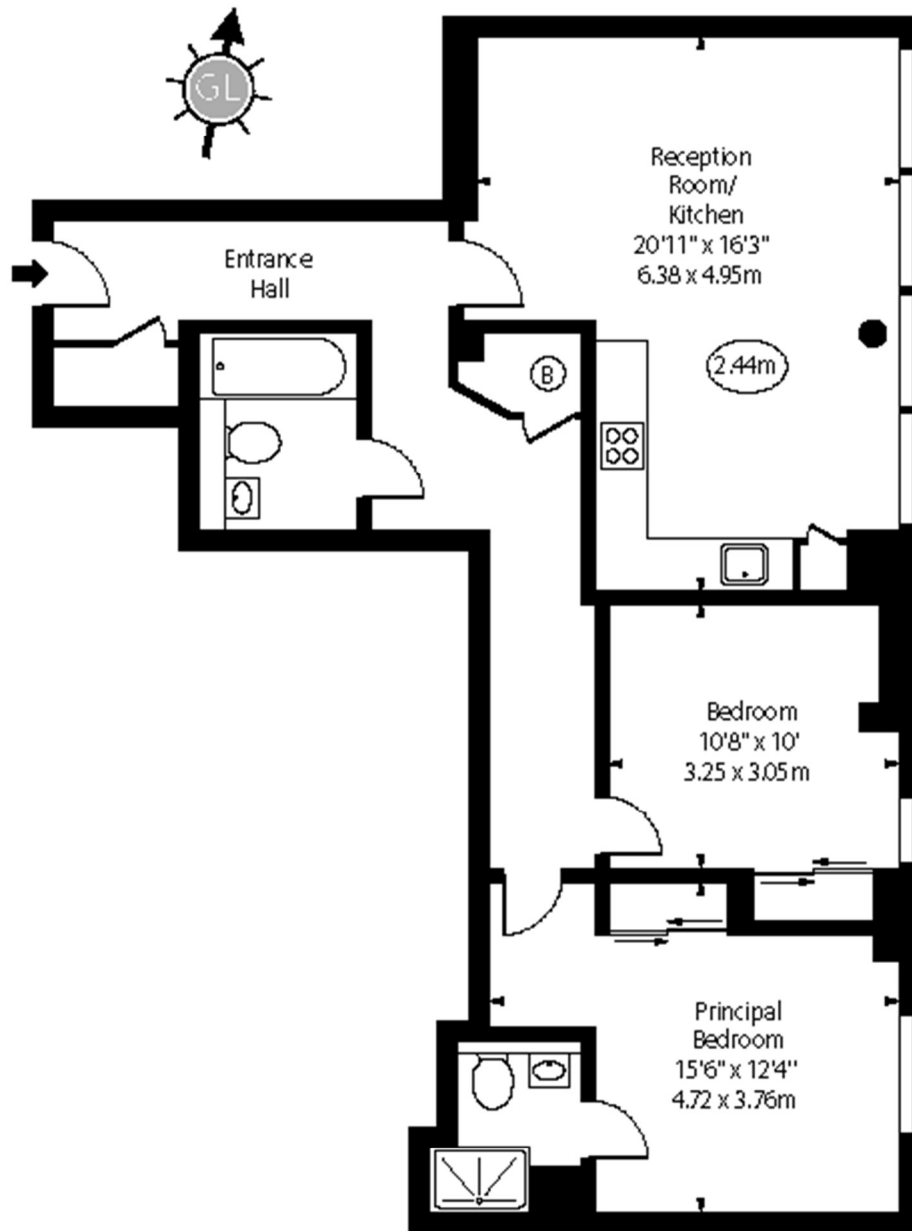
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Chestertons Richmond Sales

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

Eminence House,  
Lower Mortlake Road, TW9

○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 866 Sq Ft - 80.45 Sq M

For Illustration Purposes Only - Not To Scale

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

Ref. No. 018105.1E

