



# Richmond Hill Court

Richmond, TW10

Guide Price £725,000

A spacious second-floor purpose-built apartment with underground-parking, lift, porter and communal tennis court. Share of Freehold.

The apartment is situated on the second-floor of this sought after 1930's Richmond Hill apartment building. The property comprises; a large entrance hall, two good size bedrooms, a bathroom with separate WC, a large separate kitchen and a spacious reception room with feature fireplace. The property also benefits from recently fitted double glazing.

CHESTERTONS





# Richmond Hill Court

Richmond, TW10

- Purpose-built flat with lift, porter and communal tennis court
- Allocated underground-parking space
- Spacious two bedroom apartment
- Prime Richmond location, quiet yet convenient for all local amenities
- Share of freehold



Richmond Hill Court is ideally located for the amenities of both Richmond Hill and Richmond town centre.

Richmond Hill is a small community with a beautiful village at its heart, with the world famous Richmond Park on its doorstep. The village perfectly balances city and country living thanks to the spacious green spaces and easy London transport links. An ideal location for families, Richmond Hill has outstanding state and private school options, including The Vineyard, King's House, Old Vicarage and Marshgate Primary School to name a few.

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 supermarket.

**Tenure:** Share of Freehold

**Service Charge:** £5724 pa – £2862 paid twice a year)

**Ground Rent:** £0

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

**Council Tax Band:** F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	82 B
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Richmond Sales*

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Richmond

Surrey

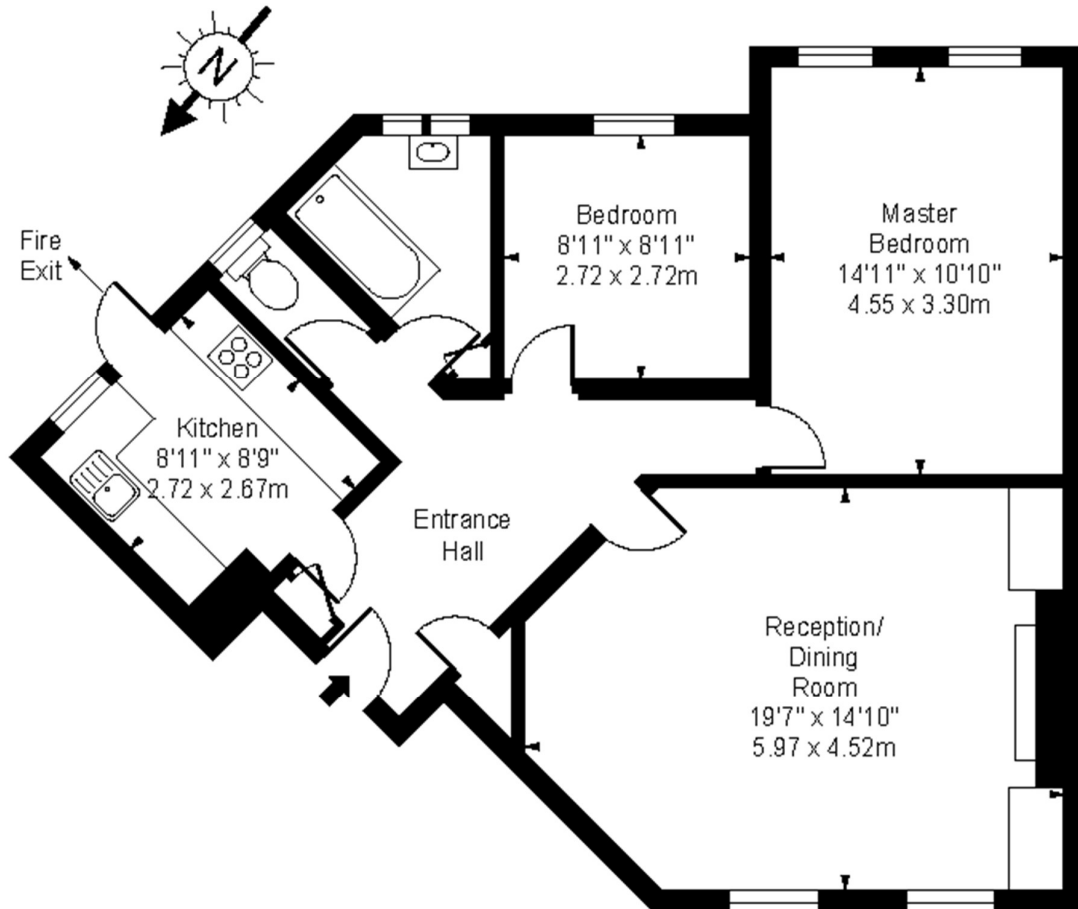
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## Richmond Hill Court, TW10



### Second Floor

Approx Gross Internal Area **808 Sq Ft - 75.06 Sq M**

For Illustration Purposes Only - Not To Scale

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