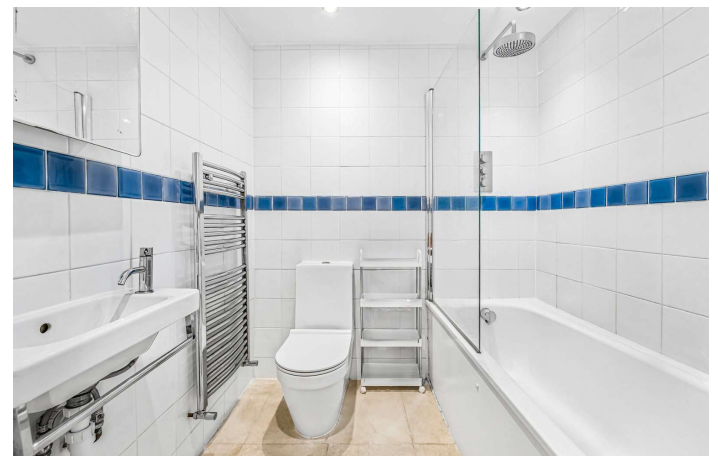




Cardigan Road  
Richmond, TW10

CHESTERTONS









Situated on the sought-after Richmond Hill, this well-presented two-bedroom, two-bathroom lower ground floor flat offers a rare combination of privacy, outdoor space, and superb location.

The property boasts a light-filled layout, featuring two bedrooms, two bathrooms, and a bright open-plan living/dining area. The flat has direct access to a patio leading directly onto communal gardens—perfect for enjoying a peaceful outdoor lifestyle.

Further benefits include direct access to the gardens from the flat, ample storage, and a contemporary finish throughout.

Ideally located within easy reach of Richmond town centre, Richmond Hill Village, and a range of excellent transport links, including Richmond Station (National Rail and District Line), this flat offers both convenience and charm in equal measure.

Early viewing is highly recommended.

- Good Decoration
- Communal Garden
- Richmond Hill
- Excellent Transport Links

Asking Price £750,000

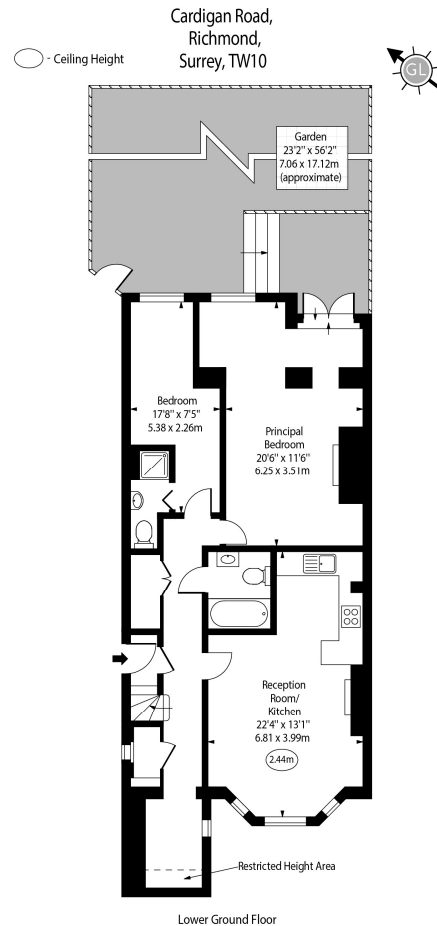
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 69 C    | 79 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Share of Freehold  
**Service Charge:** £1500  
**Ground Rent:** £0  
**Local Authority:** London Borough of Richmond upon Thames  
**Council Tax Band:** E

**Chestertons Richmond Sales**

23a Friars Stile Road  
 Richmond  
 Surrey  
 TW10 6NH

richmond@chestertons.co.uk  
 020 3758 3222



Approx Gross Internal Area 835 Sq Ft - 77.57 Sq M  
Approx. Floor Area Including Restricted Heights 842 Sq Ft - 78.22 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only. Measured according to the RICS. Not To Scale.  
[www.goldclens.co.uk](http://www.goldclens.co.uk)  
Ref. No. 029041E

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