

Aura House, Melliss Avenue, Richmond, TW9 4BX

Guide Price £715,000

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TWO BEDROOM - TWO EN SUITE BATHROOM - PRIVATE BALCONY - 1ST FLOOR - LEASEHOLD - CHAIN FREE

Located on the first floor of a sought-after private development, this stylish apartment features a spacious open-plan kitchen and living area, finished to a modern standard and filled with natural light. The reception room opens directly onto a private balcony, perfect for relaxing or entertaining.

The master bedroom includes fitted wardrobes and a contemporary en-suite bathroom. A well-proportioned second bedroom is served by a separate modern shower room. Additional benefits include secure underground parking and full complimentary access to the on-site swimming pool and residents' gym, enhancing the appeal of this quality home.

Situated within a well-regarded, gated development, the property offers excellent security and community facilities. It is ideally positioned close to Kew Gardens Station, providing convenient transport links, and only a short walk from the scenic riverside gardens. Residents enjoy exclusive access to a high-quality gym and pool area, creating a desirable and convenient lifestyle setting.

- Two Bedroom
- Private Balcony
- Residential Gym
- Service Charge - £6464.14 per year
- Lease Remaining - 100 years
- Two Ensuite Bathroom
- Communal Garden
- Swimming Pool
- Ground Rent - £908.01
- Chain Free

AURA HOUSE

Approximate Gross Internal Area = 1218 sq. ft. (113.2 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 1249567