



PROPERTY
PERFECTLY PRESENTED

2 Bedrooms

Flat - Purpose Built

£610,000

Located in

Richmond





39 Melliss Avenue

Richmond | TW9 4BX



Offering 950 sq ft of living space and secure underground parking, a ground floor two-bedroom, two bathroom apartment in this popular riverside development.

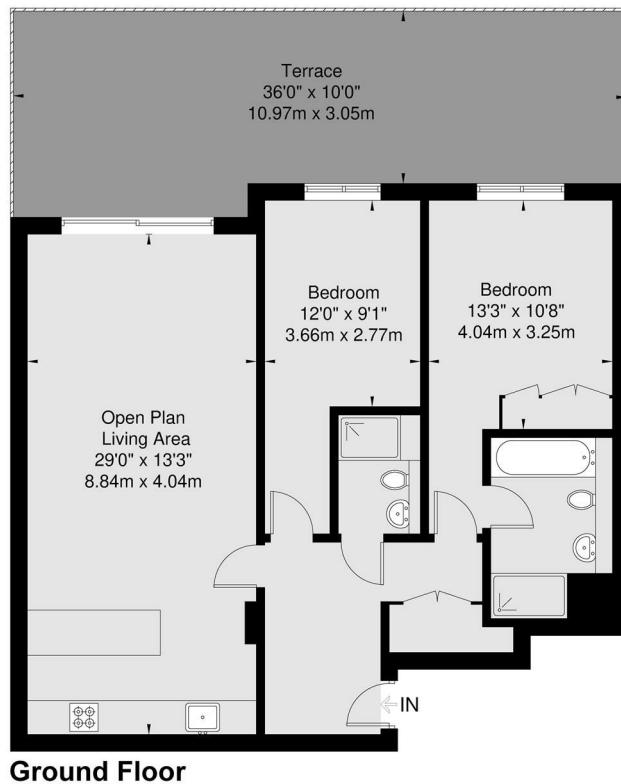
39 Melliss Avenue

£610,000 Leasehold



- Two spacious bedrooms
- Ground floor
- Underground parking
- Residents swimming pool, gymnasium, sauna and steam room
- Excellent transport links
- Two Bathrooms
- Large Terrace
- 24 hour concierge
- Riverside location
- Good Local Amenities

Aura House
Approx Gross Internal Area
Ground Floor = 88.3 Sq m / 950 Sq Ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

EPC Rating: C Council Tax Band F Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

