



Cardigan Road, Richmond TW10

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# Cardigan Road, Richmond TW10

A fabulous two bedroom ground floor apartment on Richmond Hill with a private south-west facing garden and close proximity to The Vineyard School and Richmond village.

The property comprises, to the front, a primary bedroom with bay window and fitted wardrobes. Next to the bedroom, there is a modern family bathroom and an additional bedroom with built-in storage. To the rear of the property is the modern kitchen with the reception/dining room which benefits from wood flooring, period features and a skylight, creating an open plan living space ideal for entertaining.



**Guide price:** £875,000

**Tenure:** Leasehold: approximately 96 years remaining

**Service charge:** £1,728 per annum, reviewed annually. Please note that we have been unable to confirm the date of the next review for the service charge. You should ensure that you or your advisors make your own enquiries.

**Ground rent:** Peppercorn

**Local authority:** London Borough of Richmond Upon Thames

**Council tax band:** D





From the dining area, there are double doors leading out onto the south west facing private garden and the property further benefits from a storage room in the form of a cellar measuring in excess of 25'x5' offering ample space and is equipped with utility appliances.

## Location Description

Cardigan Road is situated on the slopes of Richmond Hill. The road benefits from close proximity to Richmond Park, as well as being close by to the amenities of Richmond Village on Friars Stile Road, which include local coffee shops, pubs and restaurants.

Local transport links include numerous bus routes to surrounding areas, plus fast and frequent trains to central London via both South West trains (Waterloo 19 minutes) and London Underground's District Line (West End 38 minutes). The property is well placed for access to the A316/M3, A3, M4 and M25 motorways.







Schools in the area include Saint Elizabeth's Catholic Primary School (0.1 mile), King's House and Old Vicarage Schools (0.4 mile), Marshgate Primary School (0.6 mile) and The Vineyard School (0.2 mile). A few other places of interest include Kew Gardens (1.3 miles), Twickenham Stadium (2.9 miles) and Ham House (1.2 miles)





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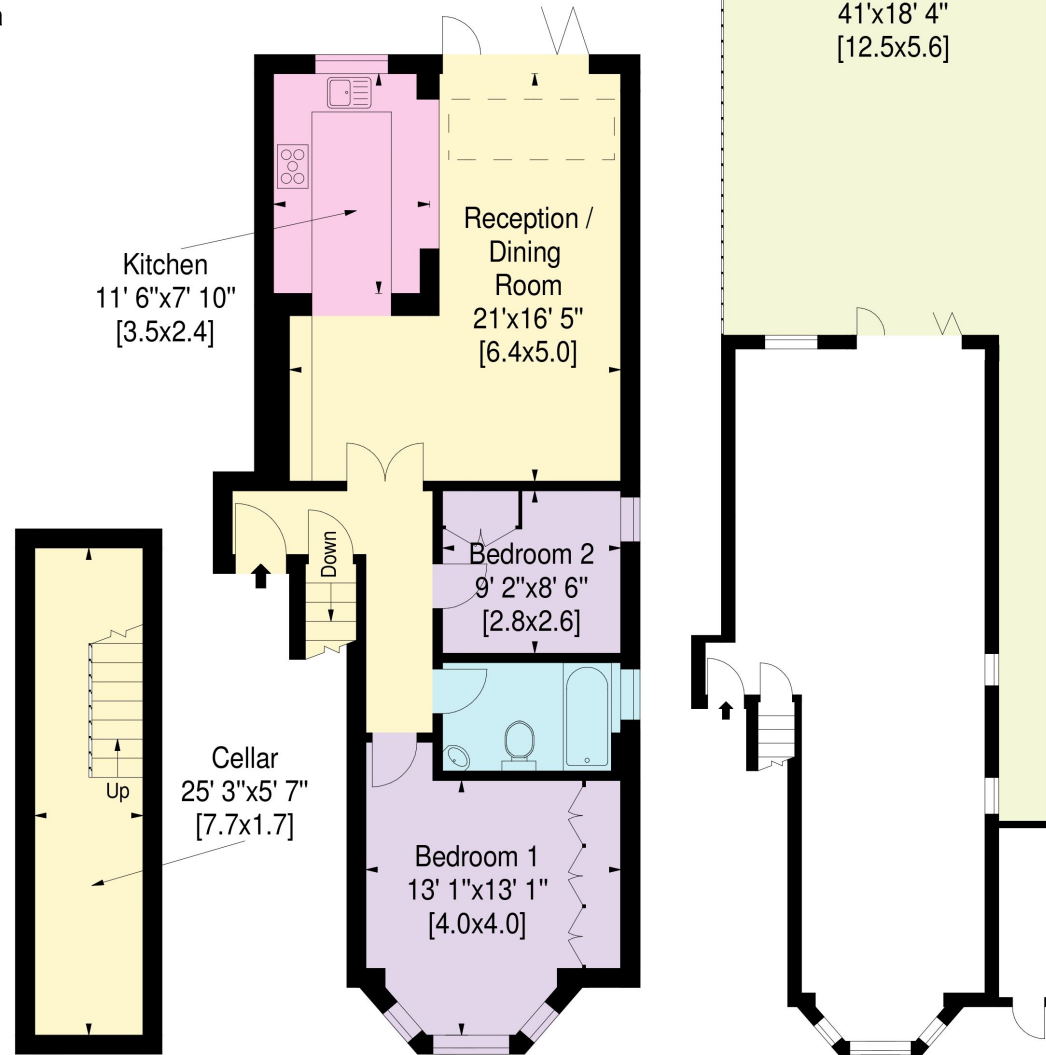
## Approximate Gross Internal Floor Area

**84 sq m / 904 sq ft**

Including Cellar

13 sq m / 140 sq ft

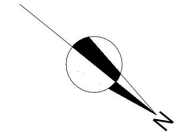
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Lower Ground Floor

Ground Floor

Site Plan





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## Your partners in property



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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