



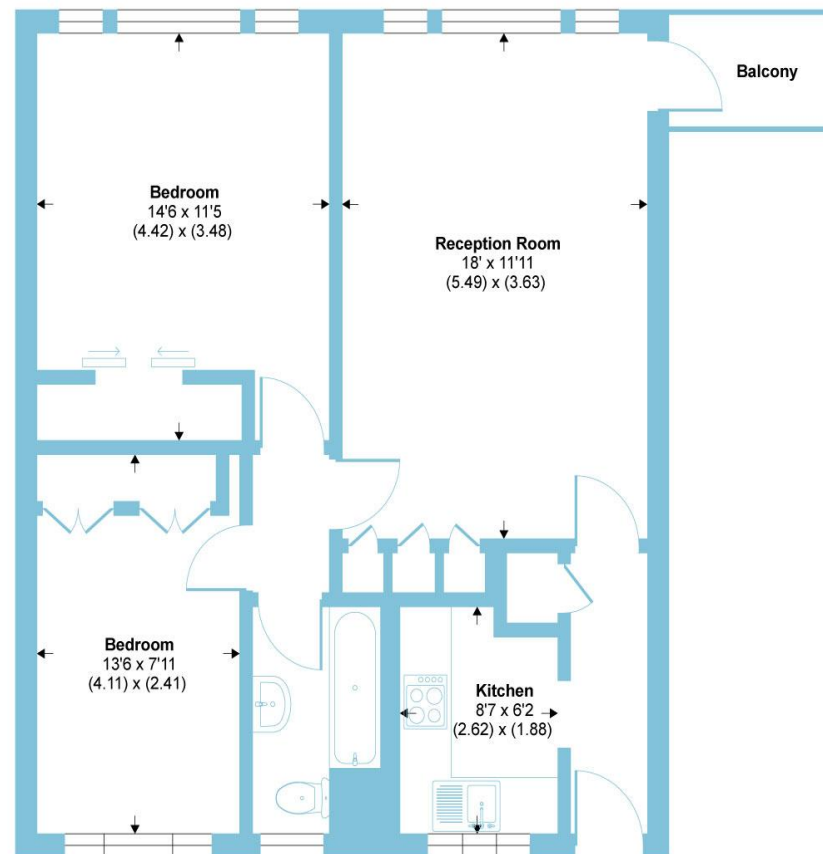
Lichfield Court, Sheen Road, Richmond, TW9 1AY

Welcome to Lichfield Court, Sheen Road

This lovely apartment occupies a third floor position within the main building with spacious master bedroom as well as a second bedroom which could also be used as a guest room or study. Lichfield Court is Grade II listed Art Deco style apartment complex and offers a 24 Hour Concierge service, residents parking, lift access as well as a decorative inner courtyard garden and pond. The property accommodation comprises an entrance hallway, fitted kitchen, a sizeable reception room/dining area, master bedroom and additional guestroom / study area along with a private balcony. Lichfield Court, Sheen Road is perfectly located to enjoy all that Richmond has to offer including all the high end retail shops and restaurants with Waitrose also conveniently located just minutes away. Side gate entrance from the development allows quick access into Richmond station which is just a couple of minutes' walk away that services the District Underground line into Central London, Overground Rail services and South West Fast Train services to London Waterloo in under 20 minutes. Richmond riverside is situated just moments away as well as the expansive treasure that is Richmond Park that is perfect for running and cycling enthusiasts as well as for peaceful scenic walks.

"Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of the Connells Group".





THIRD FLOOR

Sheen Road, Richmond, TW9

APPROX. GROSS INTERNAL FLOOR AREA 679 SQ FT 63 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Welcome to

Lichfield Court, Sheen Road

- Two bedrooms
- Art Deco Apartment
- Well presented
- Central location
- 24 Hours concierge

Tenure: Commonhold EPC Rating: Awaited

£565,000



Please note the marker reflects the postcode not the actual property

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
RIC104221 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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