



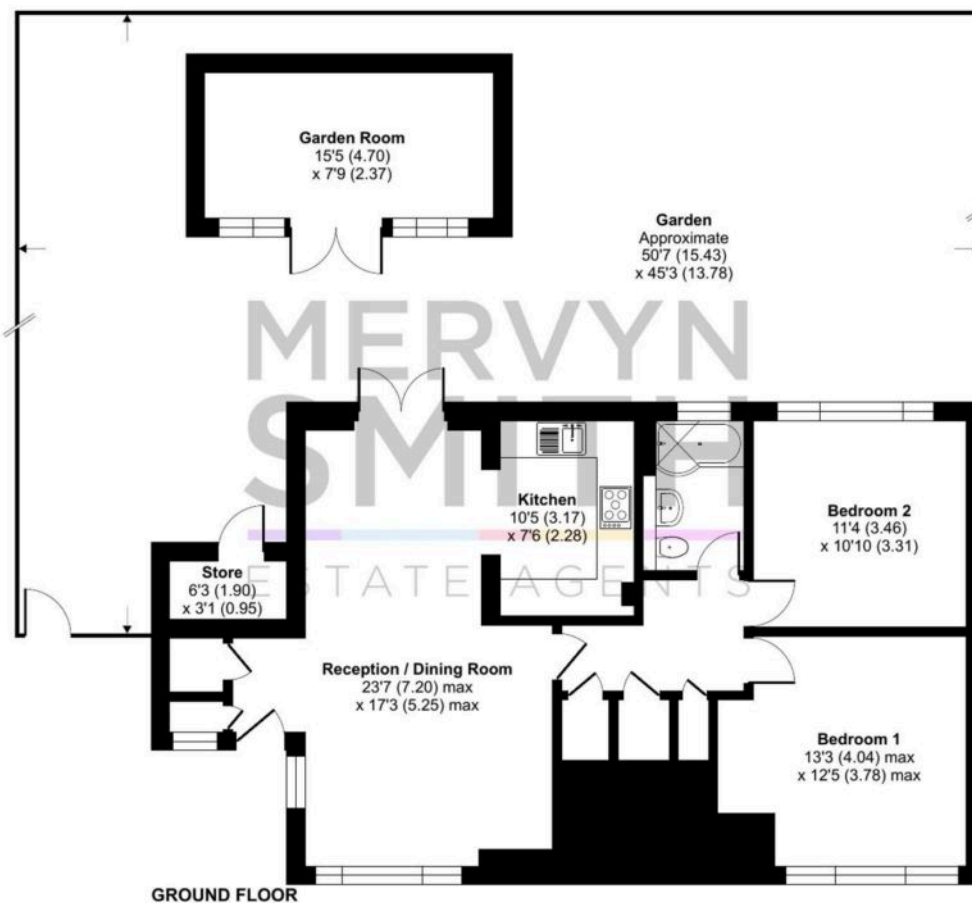
Simpson Road, Richmond, TW10

Approximate Area = 810 sq ft / 75.2 sq m

Outbuildings = 139 sq ft / 12.9 sq m

Total = 949 sq ft / 88.1 sq m

For identification only - Not to scale



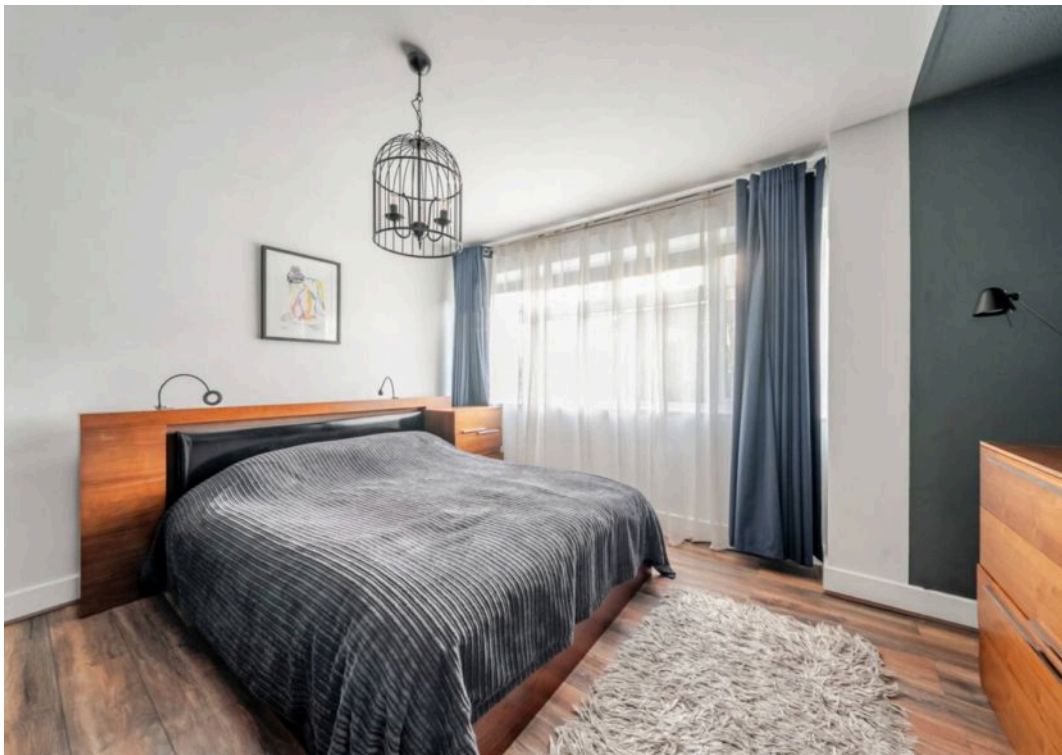
Council Tax band: D

EPC Energy Efficiency Rating: D

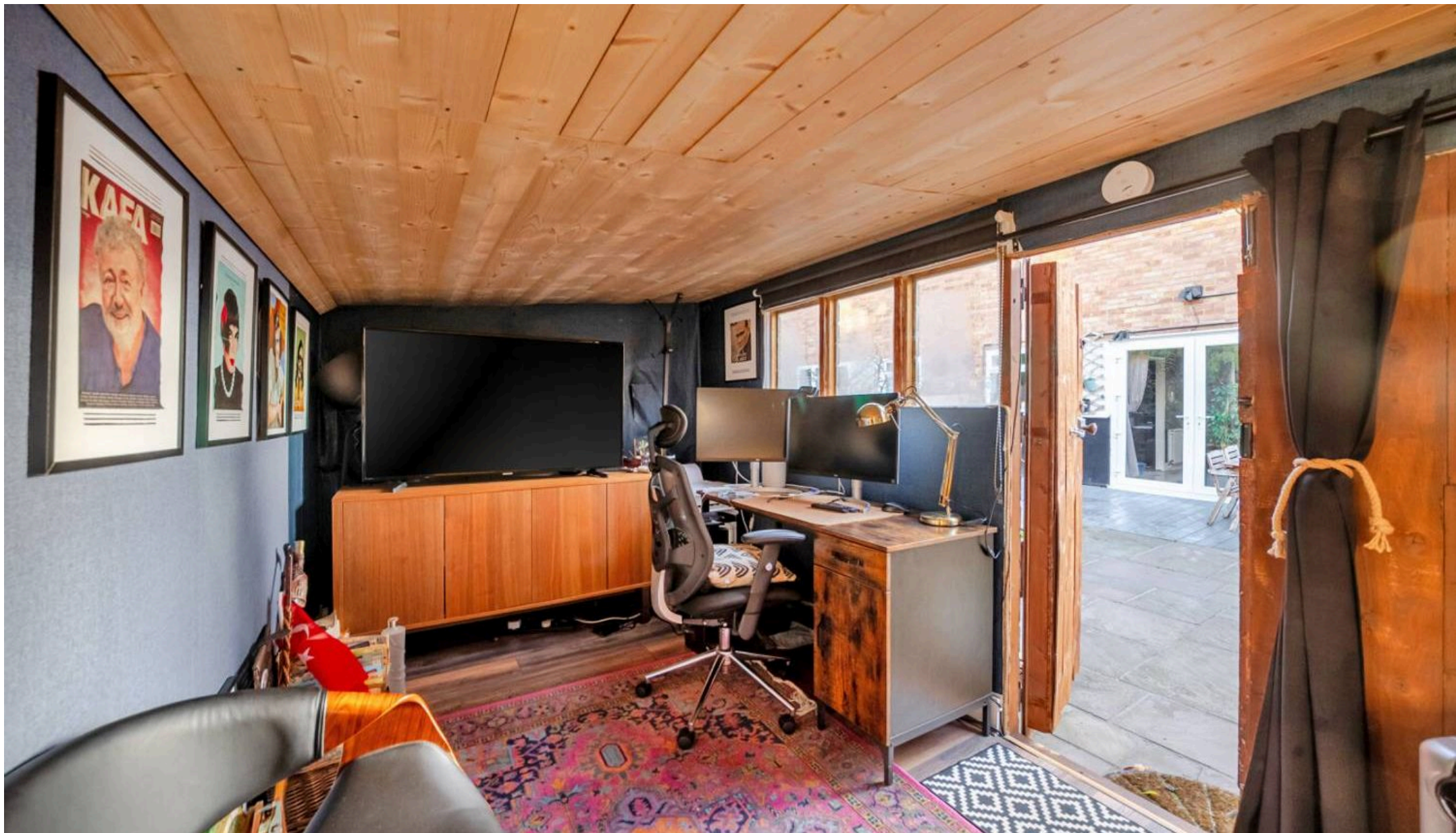
- Stylish 2 double bedroom ground floor maisonette with own private rear garden and garden chalet.
- In a quiet residential side road but within very close reach of buses, schools and nurseries, and local shops including Tesco Express, Post Office, Swiss bakery and a pharmacy.
- Super double aspect lounge and dining room over 23 ft (7m) with French doors out to the garden.
- Modern fitted kitchen with range style cooker, dishwasher, washer dryer and fridge/freezer.
- Gas central heating system and double glazing.
- Smart contemporary refurbished bathroom. 2 generous double bedrooms.
- Own private entrance into a porch and hall with cloaks cupboard. Lots more store cupboards in a central lobby between the main living space and the bedrooms.
- Private garden over 50 ft wide with pergola, seating area and chalet with French doors.
- Near the cycle path from Teddington to Richmond Park, the open spaces of Ham Riverside Lands and the Thames towpath.
- Within reach of sought after Grey Court School and the German School.











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