



£325,000
LEASEHOLD

- One double bedroom • Family bathroom • Kitchen • Reception room • Ground floor • No onward chain



Tucked away in a peaceful cul-de-sac moments from Kew, this light-filled ground-floor one double bedroom apartment offers well-planned space and a sunny terrace opening onto generous communal lawns.

With your own front door and built in storage, the hall leads on to a reception room with wood floors that gives direct access to a terrace.

Furthermore, there is a spacious separate kitchen with a range of units, and a double bedroom overlooking the communal gardens. The white bathroom, double-glazed windows and gas central heating make it comfortable from day one, with clear scope to update over time. The flat is ideally placed for Kew Gardens, Richmond, local shops and quick links into town as well as river walks.

Council tax: Band C

Ground Rent: £10

Service charge: £965

Lease: 82 years remaining

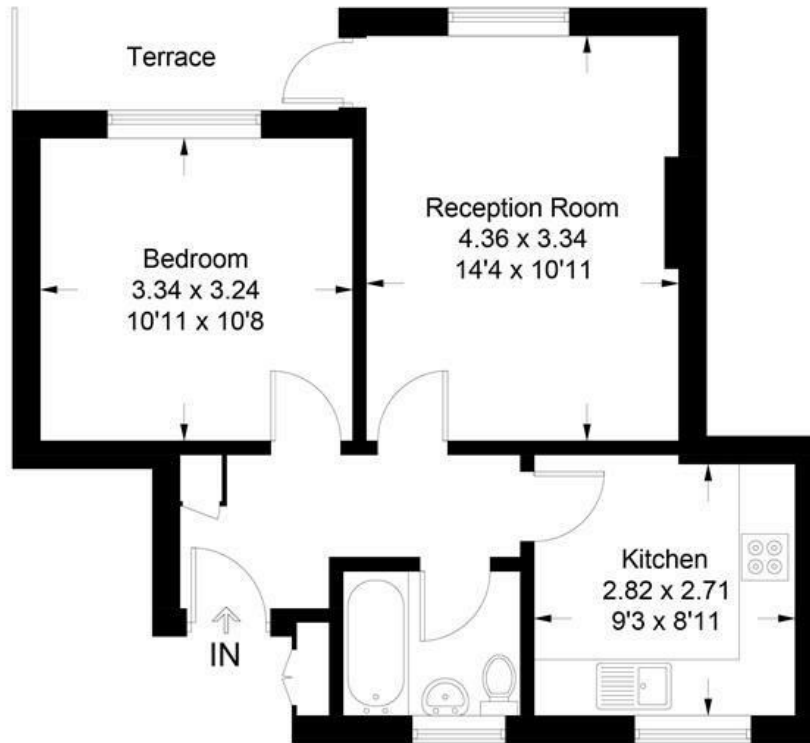
Check your broadband and mobile coverage here

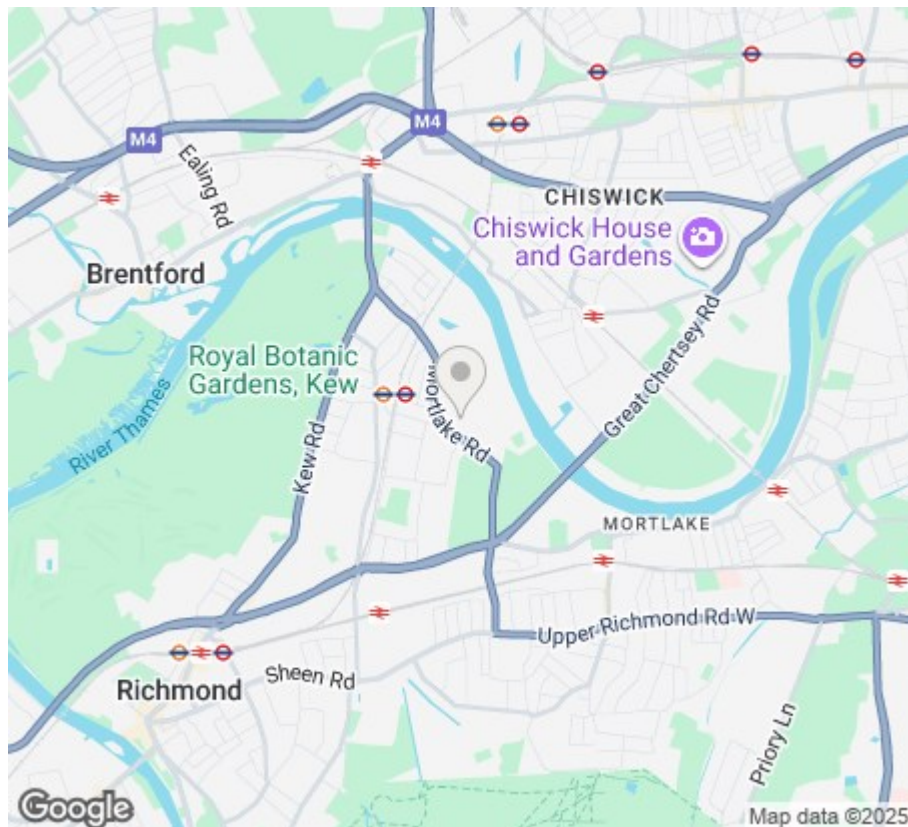
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Check your flood risk here <https://www.gov.uk/check-long-term-flood-risk>

Brick Farm Close, Kew, TW9

Approximate Gross Internal Area = 43.9 sq m / 472 sq ft
(Including External Cupboard)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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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