



Marlborough Road

Richmond, TW10 6JR

**Guide price £545,000**

  
**The local agent**  
thelocalagent.co.uk





8 Marlborough Road, Richmond, TW10 6JR

**Guide price £545,000**

Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £545,000

A delightful period conversion apartment with direct access to a private South Westerly facing patio garden, situated on the sought after Marlborough Road, Richmond.

This superb property is well presented throughout with a modern fitted kitchen, a spacious reception room with lots of natural light, wooden flooring, two bedrooms both with fitted wardrobes and a family bathroom with shower.

Other benefits include gas central heating via a combination boiler, no chain, approximately 950 years remaining on the lease and a EPC rating C.



## Property Features

Secured Sale (Online Auction)  
Richmond Hill Location  
Prestigious Road  
South Westerly Patio Garden  
No Chain  
Two Bedrooms With Wardrobes  
Modern Fitted Kitchen  
Family Bathroom With Shower  
Gas Central Heating Via Combi Boiler

Council Tax Band: E  
Tenure: Leasehold  
EPC Rating:C  
Total approximate floor area: 540.00 sq ft

## Location

Marlborough Road is well located for the amenities on Richmond Hill, with Richmond Park, Terrace Gardens, Richmond Riverside and Richmond town centre all being close by. Richmond train station offers access to and from London by tube or rail via the District line, South West trains and the London Overground service.

Some of the area's best schools are located close by, in particular the Vineyard Primary School which is described as 'Outstanding' in the latest Ofsted Report.



Marlborough Road, Richmond

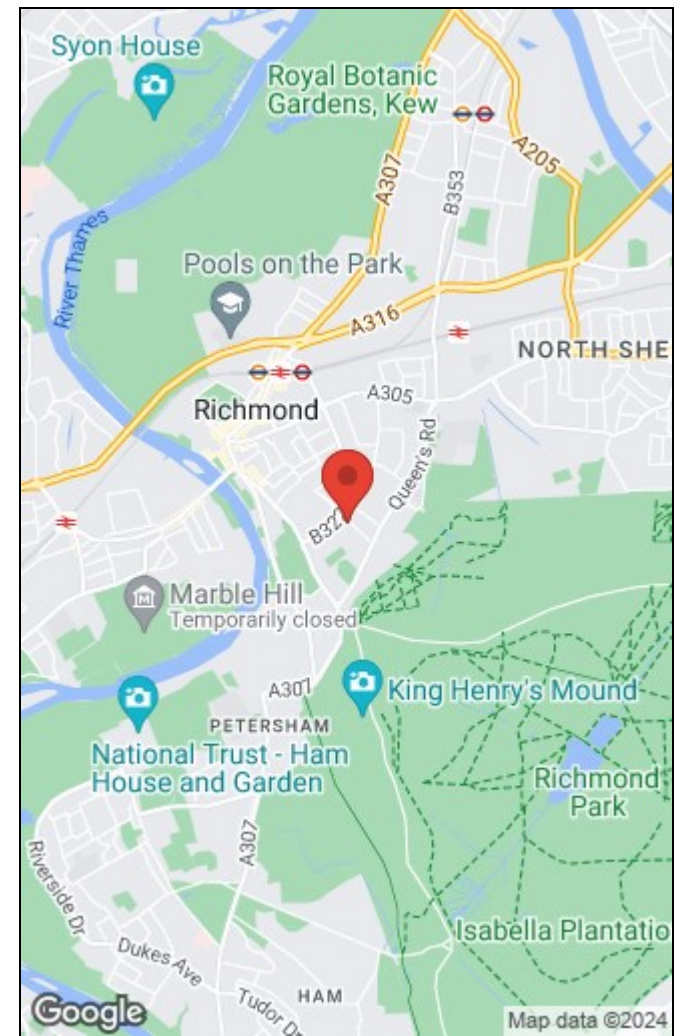


Disclaimer: This plan is for layout guidance only and NOT TO SCALE  
Windows and door openings are approximate  
Whilst care is taken in the preparation of this plan,  
please check all dimensions and shapes before making any decisions reliant on them.

## Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>71</b>	<b>79</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

3 Ruxley Lane, Epsom, Surrey, KT19 0JB  
telephone 020 8004 5252 | email sales@thelocalagent.co.uk