



Melliss Avenue

Richmond, TW9

Asking Price £650,000

A beautifully presented two bedroom apartment in the desirable Acqua House next to the river & pretty landscaped gardens. Parking, 24 hour concierge & leisure complex with swimming pool & gym. EPC rating C.



Melliss Avenue

Richmond, TW9

- Desirable riverside block
- Close to the river
- Parking
- 24 hour concierge, leisure complex with Gym and swimming pool



A delightful two-bedroom apartment featuring a beautifully lit reception room and an inviting balcony that offers enviable views of the communal gardens. Situated in close proximity to the river, this property boasts a modern fully equipped kitchen with high-end fixtures. It comprises two spacious double bedrooms, one of which includes an en suite bathroom, along with an additional bathroom. Parking is conveniently allocated, and residents of this prestigious riverside development can indulge in an impressive leisure complex that includes a gymnasium, spa, sauna, swimming pool, and a round-the-clock concierge service.

Kew village has a variety of local independent shops, chemists, a bank, post office, public house, butcher, organic whole foods, florist, library, restaurant, bistro and cafes. Kew Gardens station is situated within the village and the picturesque vintage public house overlooks the station platform. Kew Retail Park, Kew Green and the Royal Botanic Gardens (Kew Gardens) are nearby. In the summer cricket can be watched on the old horse pond opposite Kew Green where there is a choice of restaurants and public houses. The Thames Path is very close for riverside walks towards Richmond or Putney. There are a number of nurseries and schools in the area.

Nearby Richmond offers a variety of shops, banks, cinema, theatre and leisure facilities including Richmond Park, which is the largest of the Royal Parks and a special area of conservation.

Transport links include the London Underground (District Line) and the London Overground into London or Richmond as well as regular bus services. Kew Gardens and Mortlake stations are within easy walking distance. Heathrow airport is less than 10 miles away and the motorway network is within easy reach. Driving routes include access to M3, M4 & the South Circular for convenient access both in & out of London.

Schools - Kew has a wide choice of quality local state primary schools, Queens, Kew Riverside & Darrel School. As well as an excellent range of private independent schools, Broomfield, The Unicorn, Kew College and close by Godolphin, St Paul's and Colet Court.

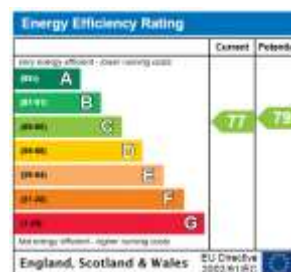
Tenure: Leasehold - 125 years from 1 January 2001

Service Charge: £5,203.04 per annum, payable half yearly

Ground Rent: £900 per annum

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: F



Chestertons Kew Sales

306 Sandycombe Road

Kew

Richmond Surrey

TW9 3NG

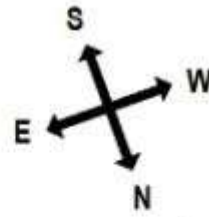
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Acqua House, TW9

Approximate gross internal area
85 sq m / 915 sq ft



Second Floor

Floor Plan produced for Chestertons by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable