



Lime House

33 Melliss Avenue, TW9

Asking Price £790,000

Ground floor garden apartment well positioned within the highly coveted Kew Riverside development. Further benefits include an allocated underground parking space, gymnasium, swimming pool & 24 hr concierge. EPC rating D.



Lime House

33 Melliss Avenue, TW9

- Private patio garden & award winning communal gardens
- Allocated, gated underground parking
- Close proximity to premier schools
- Gymnasium, swimming pool & 24hr concierge



A rarely available enviably positioned garden apartment with rotunda located within this exclusive riverside development in Kew.

The apartment comprises of a multi aspect reception room with French doors leading onto a private garden, functional fully fitted Kitchen, master bedroom with en-suite, further double bedroom and a primary bathroom.

Additional benefits include an allocated, gated underground parking space, secure locker, award winning communal gardens, gymnasium facility, swimming pool and 24hr concierge.

The property is ideally located for Kew Gardens village, charming river walks, excellent transport links and schools. Kew has its own distinctive, unrivalled identity which charms residents and visitors alike. Its individuality stems from those highly desirable amenities associated with metropolitan living, independent shops, chic cafes, restaurants and public houses, combined with the tranquil charms of The Thames riverside, the proximity of Richmond Park and, of course, The Royal Botanic Gardens (Kew Gardens) world heritage site. Kew has a strong sense of community as demonstrated by the hugely popular local events. Kew village market is held monthly and, in summer, Kew Green hosts the Kew Village Fete and cricket. Kew is the perfect place for buyers looking for an idyllic environment to bring up a family, with exceptional schooling options in both the private and state sector. Another bonus is Kew's exceptional transport links with both overground and underground lines running from the centrally located Kew Gardens station, the close proximity of the M3 and M4, and the A4 providing easy access to central London.

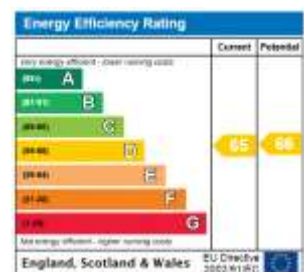
Tenure: Leasehold - 125 years from 1 January 2001 - expiring 2126

Service Charge: £6,000 per annum – includes maintenance of buildings, gardens, common areas, Apex Centre (pool, gym, studio, 24/7 concierge) manager, staff and building insurance.

Ground Rent: £600 per annum

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: F



Chestertons Kew Sales

306 Sandycombe Road

Kew

Richmond Surrey

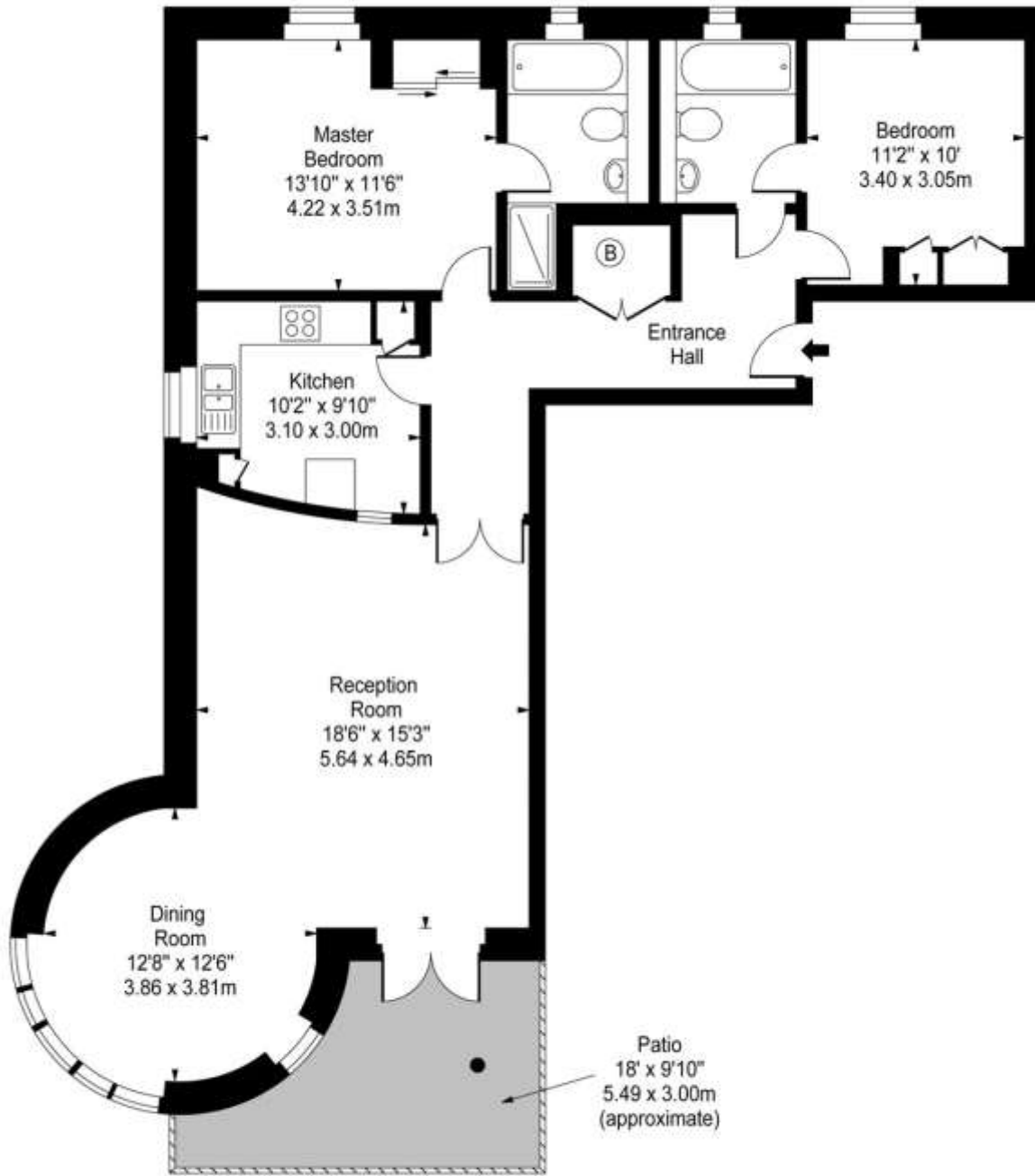
TW9 3NG

kew@chestertons.co.uk

020 8104 0340

chestertons.co.uk

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Ground Floor

Approx Gross Internal Area **1048 Sq Ft - 97.36 Sq M**

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 005824J

