



Cedar House

35 Melliss Avenue, TW9

Offers in excess of £495,000



Cedar House

35 Melliss Avenue, TW9

- Two Double Bedrooms
- Modern Apartment
- Long Lease
- Excellent Condition
- Gated Development
- Close to the River
- Allocated underground Parking



Situated in the desirable residential area of Richmond, this two bedroom, one-bathroom apartment offers a well-proportioned layout and a prime location within a sought-after development. The property benefits from a communal garden, providing a tranquil outdoor space, and an allocated parking spot in the secure garage for hassle-free convenience. It is ideally positioned within walking distance to Kew Village, with its array of shops, restaurants, and amenities.

Tenure: Leasehold 120 years 11 months

Service Charge: £1197.15

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-28) F		
(1-10) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Kew Sales

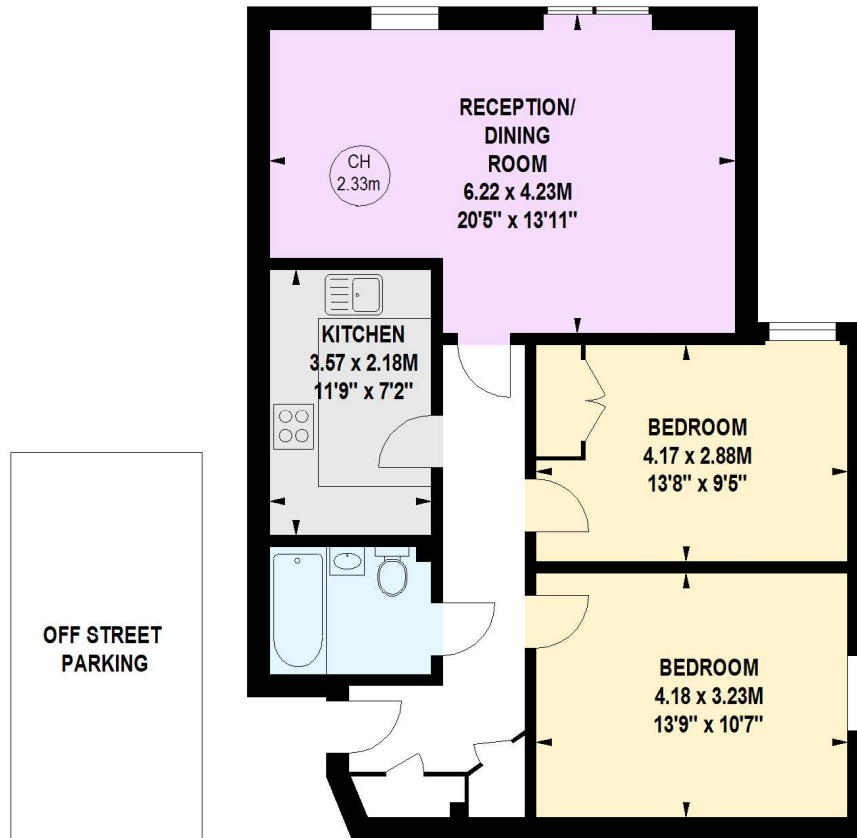
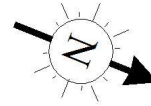
1 Royal Parade
Kew
Richmond
TW9 3QD
kew@chestertons.co.uk
020 8104 0340
chestertons.co.uk

Cedar House, TW9

Approximate gross internal area

72.83 sq m / 784 sq ft

Key :
CH - Ceiling Height



Lower
Ground Floor

First Floor

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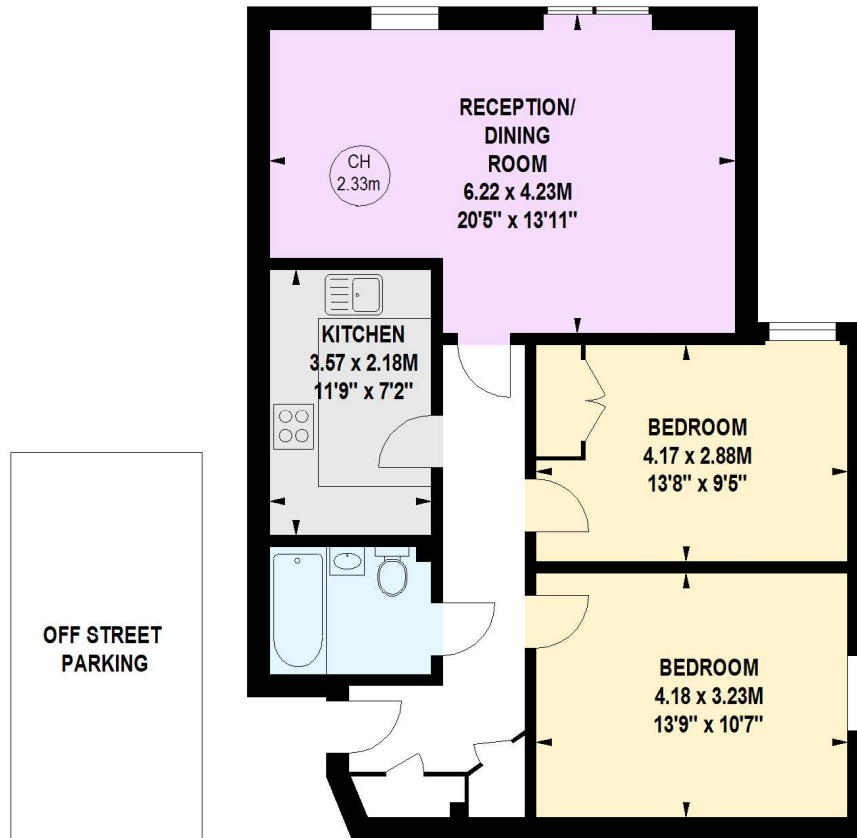
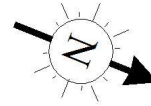
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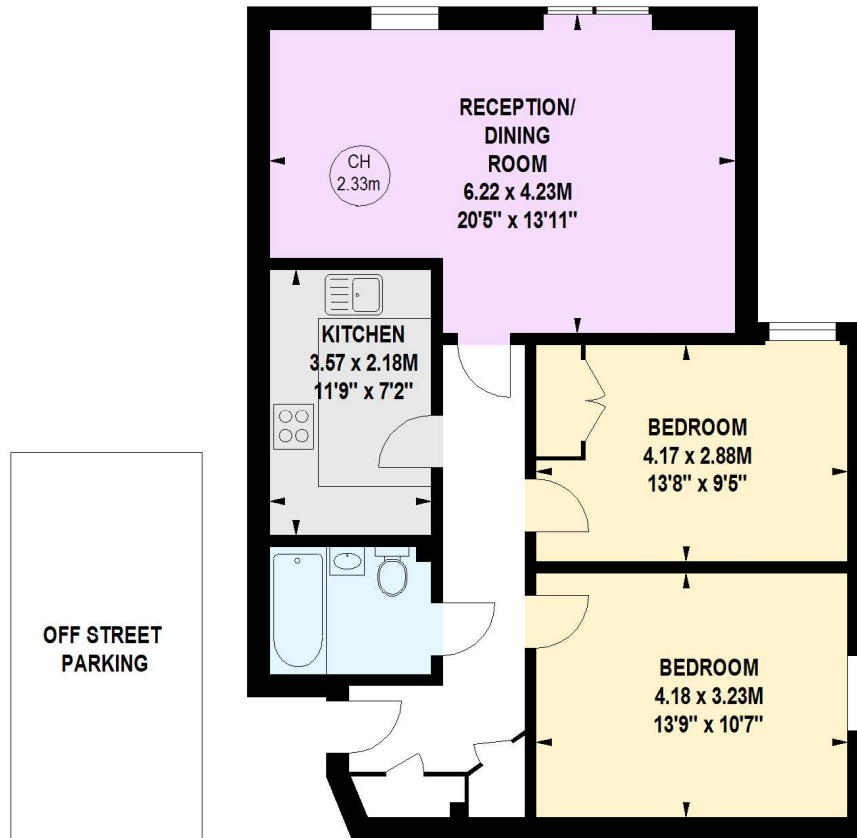
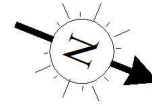
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