



# Quadrant House

Levett Square, TW9

Asking Price £475,000

A beautifully presented one bedroom, second floor apartment in a purpose build development in Kew Riverside with secure parking.

**CHESTERTONS**



# Quadrant House

## Levett Square, TW9

- Beautifully presented
- 1 Double Bedroom
- Residents concierge
- Good Storage
- Private Balcony
- Good Transport Links



A beautifully presented, brilliantly designed modern apartment on the 2nd floor of this fantastic modern purpose-built development, located in the heart of Kew Riverside, Richmond upon Thames, a particularly desirable area.

The accommodation comprises, a well-proportioned double bedroom, an open plan reception room with a fully fitted kitchen with integrated appliances and good storage, a utility area off the hallway and a private balcony.

**Tenure:** Leasehold 114 years 9 months

**Service Charge:** £3,400 per annum

**Ground Rent:** £300 per annum

**Local Authority:** London Borough of Richmond upon Thames

**Council Tax Band:** D

| Energy Efficiency Rating                          |         |           |
|---------------------------------------------------|---------|-----------|
|                                                   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| <b>A</b><br>(91-100)                              |         |           |
| <b>B</b><br>(81-90)                               | 89      | 89        |
| <b>C</b><br>(69-80)                               |         |           |
| <b>D</b><br>(55-68)                               |         |           |
| <b>E</b><br>(39-54)                               |         |           |
| <b>F</b><br>(21-38)                               |         |           |
| <b>G</b><br>(1-20)                                |         |           |
| Not energy efficient - higher running costs       |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

### *Chestertons Kew Sales*

1 Royal Parade

Kew

Richmond

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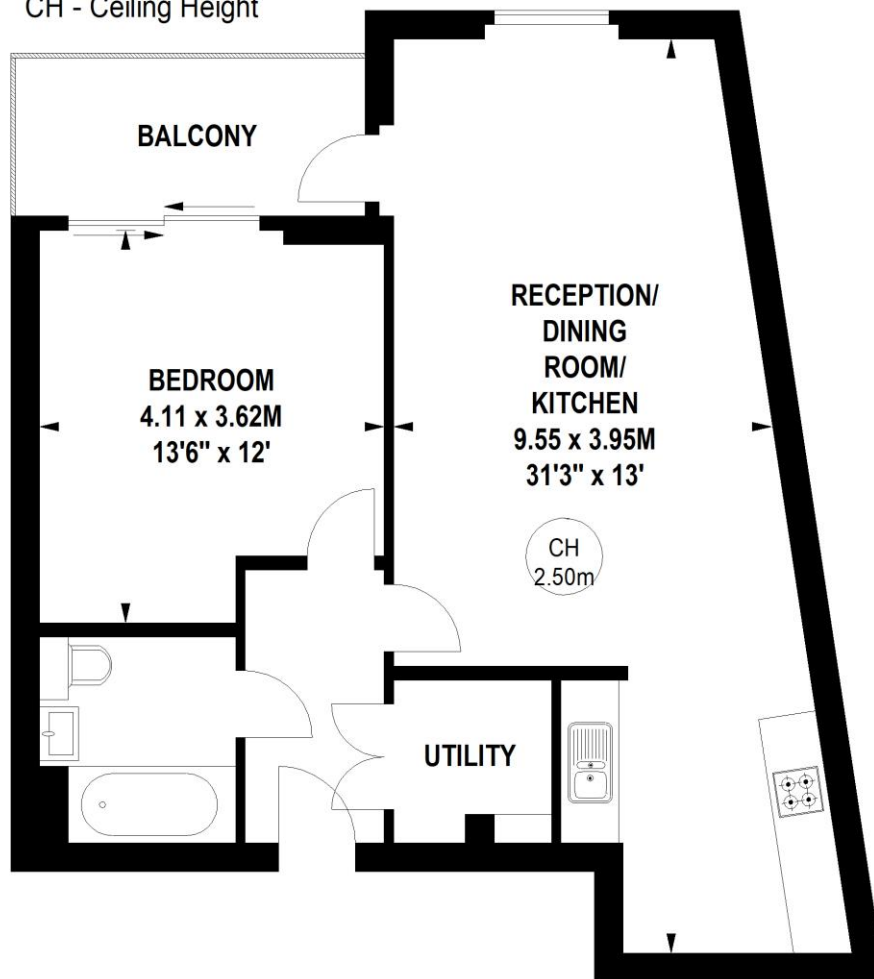
# Quadrant House, Levett Square, Richmond, Surrey, TW9

Approximate gross internal area

59.92 sq m / 645 sq ft



Key :  
CH - Ceiling Height



## Second Floor

**Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only**

