



Victoria Parade

Sandycombe Road, TW9

Asking Price £625,000

A well-appointed ground floor conversion moments from Kew Village. This period home has been beautifully refurbished with accommodation comprising; a smart open plan kitchen/living space, two sizable double bedrooms and a modern bathroom.

Located on Victoria parade, within close proximity of Kew village is this rarely available Victorian maisonette with delightful private garden.

CHESTERTONS



Victoria Parade

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- Two Bedroom
- One Bathroom
- Flat/Apartment
- Semi Detached
- Garden
- Village
- On Road Parking, Permits Available
- Period
- Very Good Decoration



Offering light and generously proportioned rooms with high ceilings, feature fireplaces, sash windows and an abundance of Victorian features.

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.

Tenure: Leasehold 170 years 10 months

Service Charge: £0

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Kew Sales

1 Royal Parade

Kew

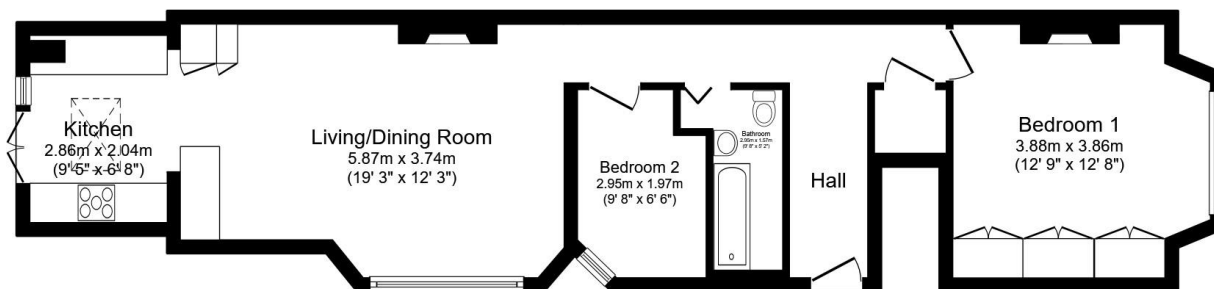
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Total floor area 62.3 sq.m. (671 sq.ft.) approx

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