



# Victoria Parade

Sandycombe Road, TW9

Asking Price £600,000

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 proximity of Kew village is this rarely available Victorian maisonette with delightful private garden.

**CHESTERTONS**





# Victoria Parade

## Sandycombe Road, TW9

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



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 remaining

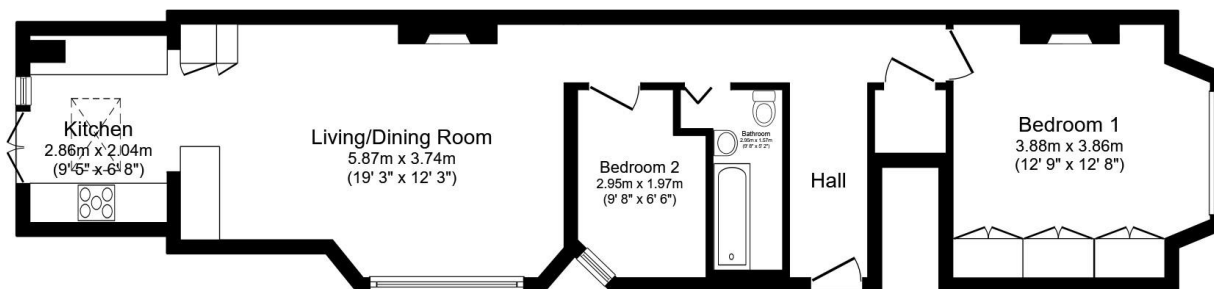
**Local Authority:** London Borough of Richmond upon Thames

**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

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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

