



Aura House

39 Melliss Avenue, TW9

Asking Price £610,000

A superb two-bedroom, two-bathroom ground floor apartment set within the highly sought-after Kew Riverside development - a modern riverside community with first-class residents' facilities.

CHESTERTONS



Aura House

39 Melliss Avenue, TW9

- Two Bedroom
- One Reception
- Two Bathroom
- Allocated Parking
- Heated Swimming Pool & Gym
- Flat/Apartment
- Patio, Communal Garden
- Ground Floor



Offering just under 900 sq. ft. of well-planned living space, the property features a bright and spacious reception room opening onto a private patio that leads directly to the beautifully kept communal gardens. The kitchen is contemporary and fully fitted, ideal for entertaining or relaxed day-to-day living. Both bedrooms are generously sized, with the principal bedroom enjoying an en-suite bathroom, while a second family bathroom serves guests and the additional bedroom.

Residents at Aura House benefit from exclusive access to the APEX leisure complex, complete with a fully equipped gymnasium and heated swimming pool, as well as 24-hour concierge and estate management. The service charge conveniently includes water rates, upkeep of communal areas and building systems, plus ongoing maintenance and security of the development.

Set in a peaceful riverside setting just moments from the Thames Path and within easy reach of Kew Gardens and Richmond, this apartment combines modern living with a relaxed lifestyle - perfect for professionals, downsizers or small families seeking a well-connected yet tranquil London home.

Tenure: Leasehold 100 years remaining

Service Charge: £5,364

Ground Rent: £908

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) 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

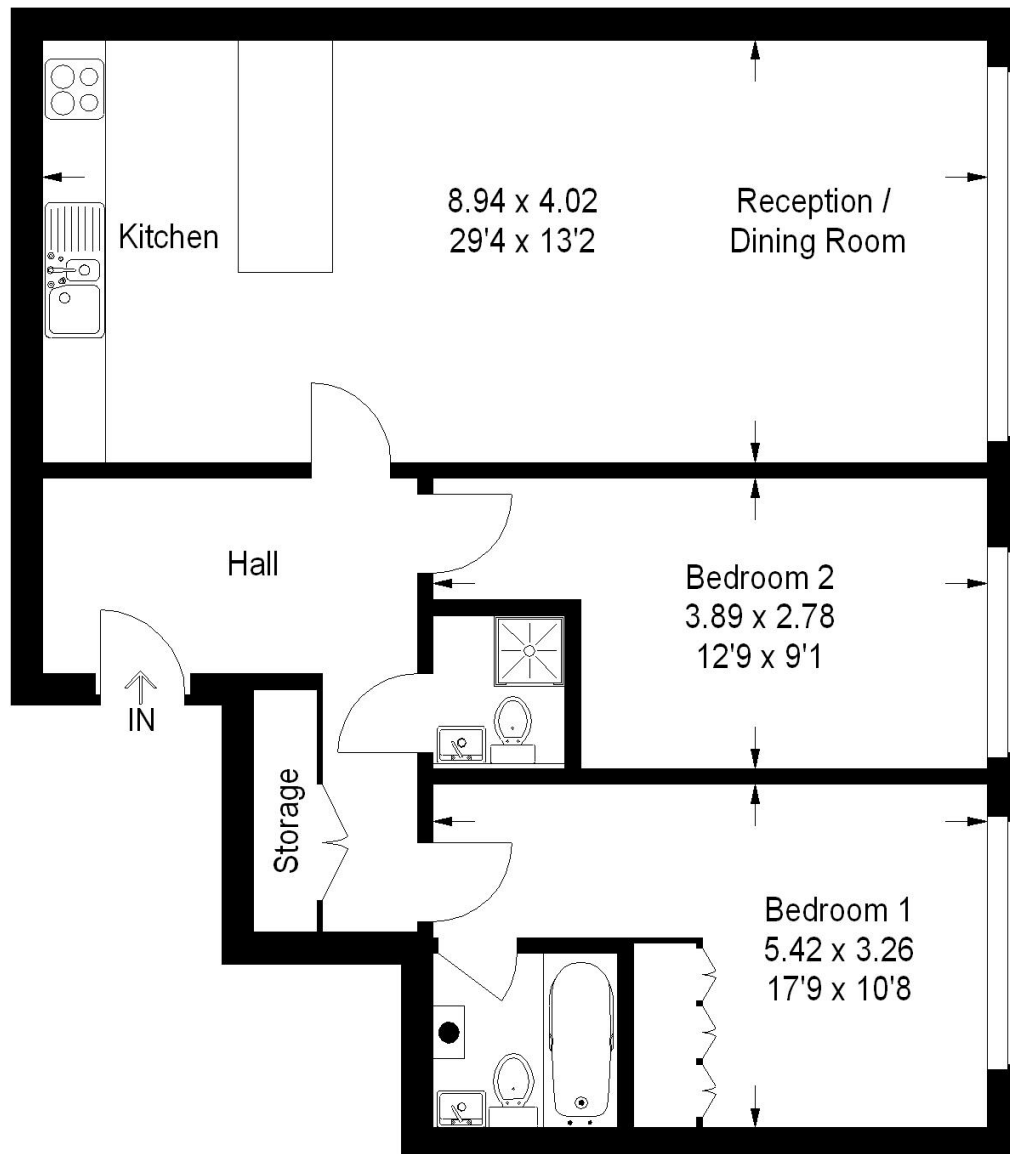
kew@chestertons.co.uk

020 8104 0340

chestertons.co.uk

Aura House

Approx . Gross Internal Area :- 81 sq mt / 872 sq ft



Featherstone Leigh Ltd

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.(ID 37211)