



Melliss Avenue, TW9

£635,000

A beautifully presented purpose built apartment offering approximately 870 sq ft of accommodation which has been stylishly modernised by the current owner to a high specification. South facing, its flooded with sunlight which make the dual balconies a delight in the summer.

Aura House is a sought after residential development set within communal landscaped gardens. Located within easy reach of the Thames Path, Kew Retail Park, Kew Gardens Station providing District Line and Overground services and the local village shopping amenities.

Features

- Two Double Bedrooms
- Two Bathrooms
- Two Private Balconies
- Outstanding condition
- Underground Parking
- Concierge And Health Club



Melliss Avenue, TW9

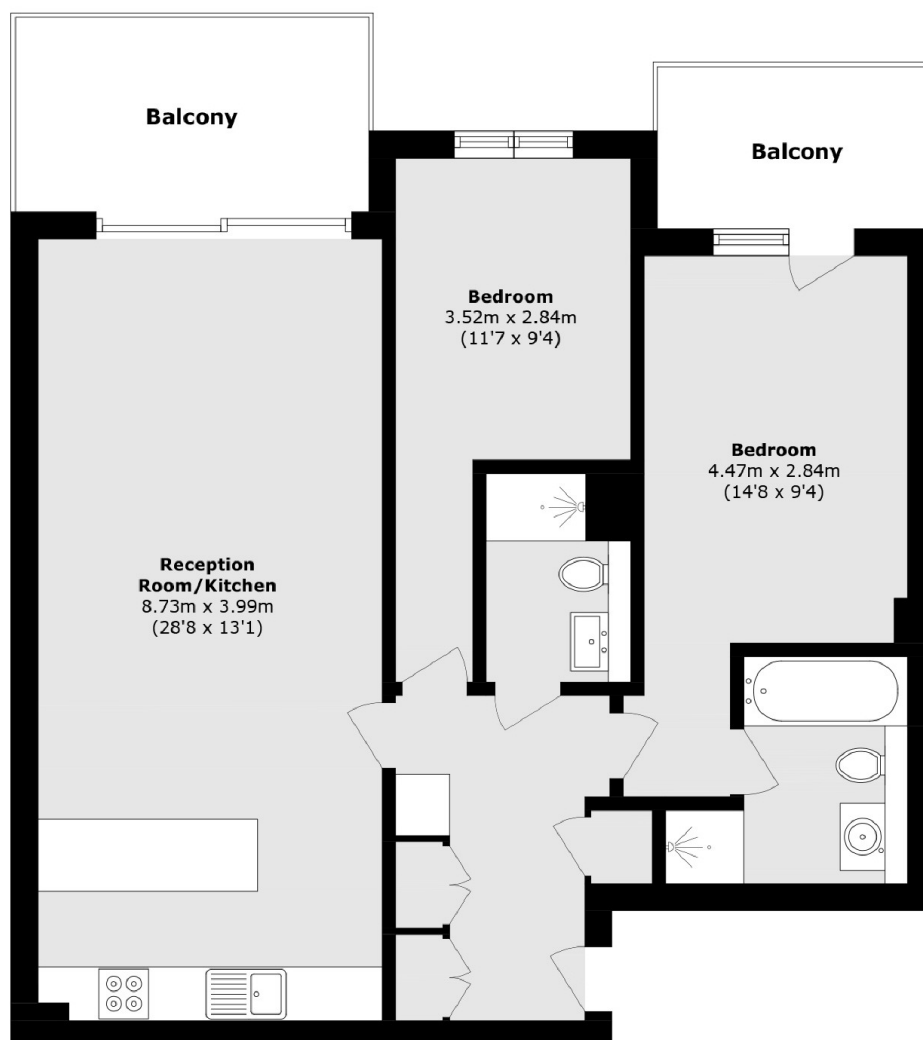
The property is entered via a well maintained communal entrance hall with secure entry phone system and provides lift and staircase access to the third floor communal landing with door into the property.

The accommodation consists of a generous entrance hall with ample built-in storage, a spacious open plan reception room with sliding door leading onto one of the private balconies, a beautifully designed contemporary kitchen with integrated appliances, a master double bedroom with four piece ensuite and additional private balcony, a second double bedroom and a modern family shower room.

The property also benefits from a secure allocated underground parking space, 24/7 on-site concierge, under floor heating and access to residents on-site health and leisure club which includes a swimming pool and gym, as well as direct access to the Thames Path for riverside walks.



Melliss Avenue, Kew, TW9



Total area (approx.): 80.9 sq. m (870.8 sq. ft)

Balcony area (approx.): 14.2 sq. m (152.8 sq. ft)

Dexters

Richmond
1 Sheen Road
Richmond
TW9 1AD
Sales
020 8288 9988

Energy Rating: B. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

 **RICS** | Regulated
Estate Agent
and Letting Agent

[dexters.co.uk](https://www.dexters.co.uk)