



**JAMES  
ANDERSON**



**FOR SALE**

**£475,000**

**Lower Richmond Road, Richmond, TW9**

A bright and spacious two bedroom top floor apartment boasting wonderful roof top views, a south facing balcony and allocated off street parking. This well presented apartment has accommodation arranged to provide a double aspect open plan kitchen/reception room with floor to ceiling windows, a principal bedroom with fitted wardrobes and en-suite shower room, second double bedroom with fitted wardrobes and a modern family bathroom. The property further benefits from ample storage including a utility cupboard, a private south facing balcony, lift access and an allocated parking space. Owens Court is part of a modern development located on Lower Richmond Road, offering communal gardens, bikes sheds, parking and access to car club. North Sheen (Zone 3) station is just a short walk, as is Richmond town centre with its extensive shopping and leisure facilities and transport links. Kew Gardens and village and Richmond Park are also near by.

Tenure: Leasehold

Ground rent: TBC

Service charge: £189 approx per month



Two Double Bedrooms



Two Bathrooms



Open Plan Living Space



Modern Kitchen



Leasehold | EPC C | Council Tax Band D



North Sheen Overground & Richmond / Kew Gardens Tube  
Nearby



Excellent Local Schools Including Marshgate & Holy Trinity



Modern Development With Excellent Facilities



Top Floor With Lift Access



Allocated Parking & A South Facing Balcony



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

# Owens Court

Approximate Gross Internal Area = 794 sq ft / 73.8 sq m



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## Third Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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