



# North Avenue

Richmond, TW9

Asking Price £750,000

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A beautifully renovated two-bedroom Victorian maisonette in the heart of Kew, featuring a stunning open-plan living space, two generous double bedrooms with built-in joinery, private landscaped garden and large loft with implemented planning approval. No onward chain. Impressive 2.8m high ceilings throughout.

The accommodation comprises a superb open-plan kitchen/reception room centred around a contemporary wood-burning stove, two generous double bedrooms and a beautifully appointed bathroom, all finished to an exceptionally high standard. The redesign has carefully maximised natural light, storage and functionality, while bespoke joinery, feature lighting, quality materials and considered detailing create a home that feels both elegant and practical.

A particular feature is the landscaped private garden, providing an attractive and secluded outdoor space together with a substantial outbuilding offering excellent storage. The property also benefits from a large loft space within the demise and implemented planning permission for a rear dormer loft conversion, allowing the approved scheme to be completed in future to create a substantial three-bedroom, two-bathroom home with a principal suite occupying the upper floor.

**CHESTERTONS**



# North Avenue

## Richmond, TW9

- Private Garden
- Loft (with planning permission)
- Immaculately Presented
- 2.8m Ceiling Height
- Edwardian Period.
- Maisonette
- 150+ Year Lease



The current owners have undertaken an extensive programme of refurbishment, including new plumbing and electrics, a bespoke kitchen with integrated appliances, a beautifully designed bathroom, double glazing throughout, natural cork flooring to the principal living areas and bathroom, newly carpeted bedrooms, and a recently renewed and insulated rear flat roof above the principal living space. The result is a home where the major investment has already been made, allowing an incoming purchaser simply to move in and enjoy it while retaining the opportunity to extend in the future.

Further benefits include no ground rent, low annual outgoings and no onward chain with 150 years remaining on the lease, allowing for a straightforward purchase.

North Avenue is a highly regarded residential road, ideally positioned just a short walk from Kew Gardens Station, Kew Village and the Royal Botanic Gardens. An excellent selection of independent cafés, shops and restaurants are all close by, making this an outstanding opportunity to acquire a turnkey home in one of southwest London's most desirable villages.

**Tenure:** Leasehold 150 years 6 months

**Service Charge:** £396 Building insurance

**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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Kew Sales*

1 Royal Parade

Kew

Richmond

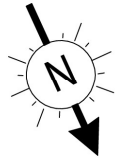
TW9 3QD

kew@chestertons.co.uk

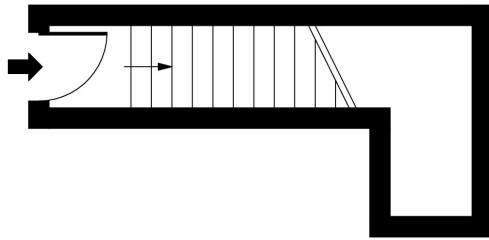
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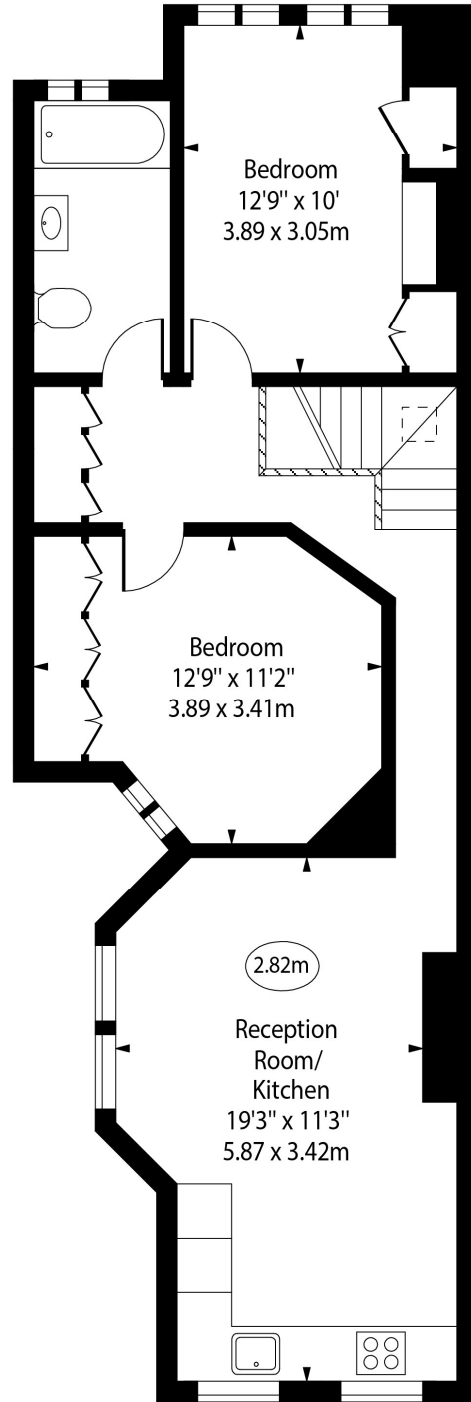
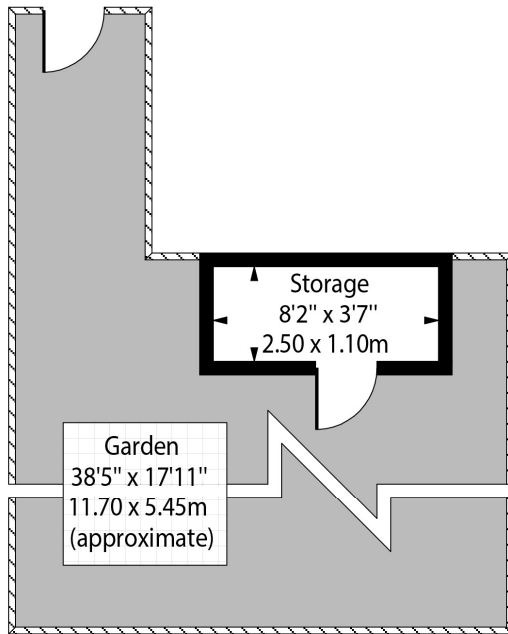
North Avenue, TW9



○ - Ceiling Height



Ground Floor



First Floor

Approx Gross Internal Area 762 Sq Ft - 70.79 Sq M

(Excluding Storage)

For Illustration Purposes Only - Not To Scale

