



# Cedar House

35 Melliss Avenue, TW9

Asking Price £375,000

A well-presented first-floor, one-bedroom flat in Kew Riverside, featuring a spacious reception, newly renovated kitchen and bathroom, 900+ year lease and no onward chain.

**CHESTERTONS**



# Cedar House

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- First floor, one double bedroom flat
- Large reception room
- Newly renovated kitchen and bathroom
- Plantation shutters in bedroom and living room
- New flooring throughout
- Close to the river Thames and Kew Gardens station
- Communal Garden
- Lift access
- 900+ Year Lease
- No Onward Chain



A well-presented first-floor, one-bedroom flat in the Kew Riverside development, offered with no onward chain. The flat features a spacious reception room, a large double bedroom, a newly renovated bathroom, and a modern kitchen. The property has new flooring throughout and plantation shutters fitted in both the bedroom and living room.

Cedar House is located close to the River Thames, Kew Retail Park, and within a quarter of a mile from Kew Village. Kew Gardens Station is also nearby, offering excellent transport links. The apartment also benefits from a long lease of 900+ years.

**Tenure:** Leasehold 968 years remaining  
**Service Charge:** £2,700 per annum  
**Ground Rent:** £0  
**Local Authority:** Richmond upon Thames  
**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

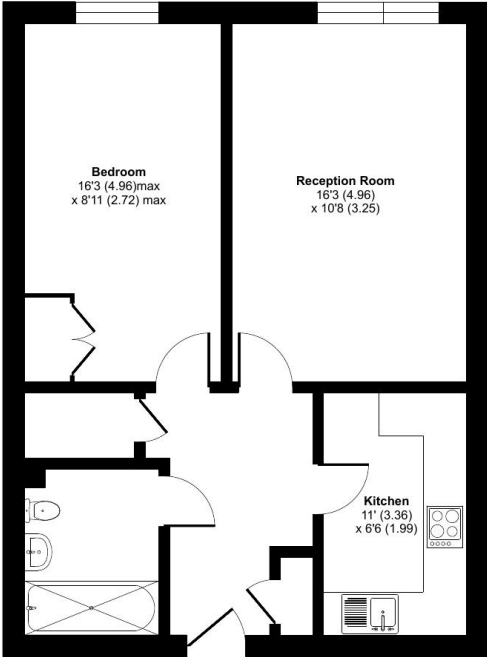
### *Chestertons Kew Sales*

1 Royal Parade  
 Kew  
 Richmond  
 TW9 3QD  
 kew@chestertons.co.uk  
 020 8104 0340  
 chestertons.co.uk

# Melliss Avenue, Richmond, TW9

Approximate Area = 558 sq ft / 51.8 sq m

For identification only - Not to scale



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2026. Produced for Chestertons REF: 1434163



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