



# Sandycombe Road

Richmond, TW9

Asking Price £950,000

An exceptional three-bedroom, two-bathroom ground floor period conversion apartment in Kew Village, offering elegant presentation, a private garden and off-street parking.

This beautifully presented ground floor conversion apartment offers generous proportions extending to over 1,050 sq. ft of living space. The accommodation comprises three bedrooms, two bathrooms, a cellar and a private garden, all complemented by stylish finishes that blend original character with contemporary design in this highly desirable Kew Village location.

Situated on Sandycombe Road, the apartment enjoys convenient access to the amenities of Kew Village and transport links including Kew Gardens Underground and Overground station. The green open spaces of Kew Gardens, Kew Green and Old Deer Park are all within easy reach.

**CHESTERTONS**





# Sandycombe Road

## Richmond, TW9

- Three Bedrooms
- Two Bathrooms
- One Reception
- Conversion, Cellar
- Flat/Apartment
- Ground Floor
- Garden
- Off Road Parking
- Period





The property has been thoughtfully renovated and features parquet wooden flooring running through the kitchen and reception spaces, creating a bright and cohesive feel. The welcoming reception room is enhanced by bespoke cabinetry providing both visual appeal and practical storage, and enjoys direct access to the garden. The stylish fitted kitchen is well appointed with modern units and ample workspace, while a well-positioned family bathroom serves the main living accommodation.

Bedroom accommodation is arranged off the central hallway and comprises three well-proportioned rooms, including a spacious principal bedroom featuring fitted wardrobes, a striking large bay window allowing excellent natural light, and the benefit of an en-suite bathroom.

Externally, the property benefits from a private garden ideal for entertaining or relaxing, together with off-street parking. A useful cellar provides valuable additional storage space.

**Tenure:** Leasehold 120 years remaining

**Service Charge:** TBC

**Ground Rent:** TBC

**Local Authority:** Richmond upon Thames

**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Kew Sales*

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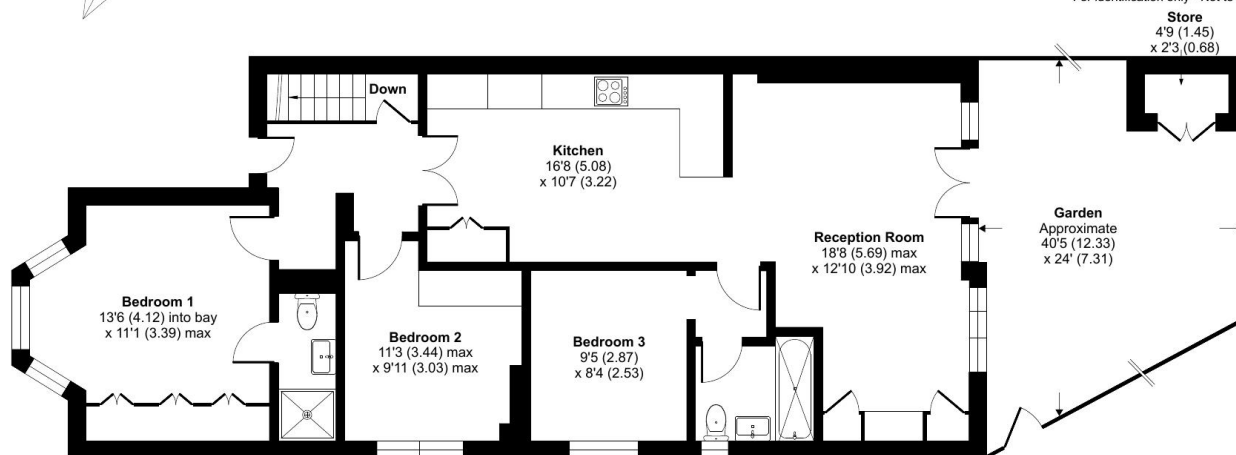
## Sandycombe Road, Richmond, TW9

Approximate Area = 1052 sq ft / 97.7 sq m

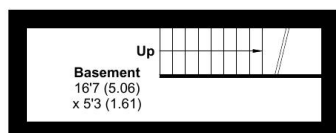
Outbuilding = 11 sq ft / 1 sq m

Total = 1063 sq ft / 98.7 sq m

For identification only - Not to scale



GROUND FLOOR



BASEMENT



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Chestertons REF: 1385580

