



# Cedar House

TW9

Asking Price £525,000

Top Floor apartment with Generous Proportions, Private Balcony, Lift Access & Underground Parking

Occupying the top (fourth) floor of this sought-after development in Kew, this beautifully presented two-bedroom apartment extends to approximately 795 sq. ft and offers bright, well-balanced accommodation throughout.

**CHESTERTONS**



# Cedar House

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- Two Bedrooms
- One Bathroom
- Flat/Apartment
- 795 Square Feet
- Balcony
- Communal Garden
- Allocated Underground Parking
- Upper Floor
- Lift
- Modern



The property features an impressive reception room measuring over 16 ft in both dimensions, creating an excellent entertaining and living space filled with natural light. The separate kitchen is well-proportioned and neatly arranged.

The principal bedroom is particularly generous at over 18 ft in length, providing ample space for wardrobes and additional furniture. The second bedroom is also well-sized, ideal as a guest room, nursery or home office. A modern bathroom and well-planned hallway complete the internal layout. A standout feature is the superb private balcony extending over 18 ft in length, offering an excellent outdoor retreat with space for seating. The apartment is presented in very good decorative order throughout and benefits from lift access, an allocated underground parking space and well-maintained communal gardens.

Ideally positioned within walking distance of Kew Village, with its boutique shops, cafés, restaurants and convenient transport links, this light and spacious top floor apartment combines generous proportions, outdoor space and secure parking in one of Richmond's most desirable residential settings.

**Tenure:** Leasehold 179 years remaining  
**Service Charge:** £2,350 per annum  
**Ground Rent:** £0  
**Local Authority:** Richmond Upon Thames  
**Council Tax Band:** E

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

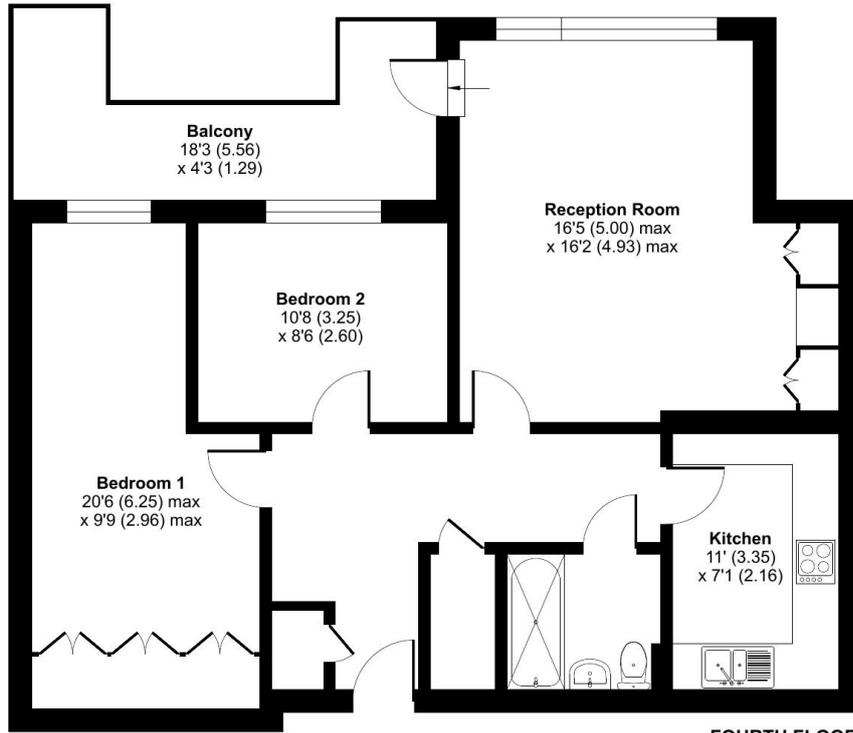
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# Melliss Avenue, Richmond, TW9

Approximate Area = 795 sq ft / 73.8 sq m

For identification only - Not to scale



**FOURTH FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Chestertons REF: 1417687

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