



Aura House

39 Melliss Avenue, TW9

Asking Price £550,000

A superb two-bedroom, two-bathroom ground floor apartment set within the highly sought-after Kew Riverside development — a modern riverside community with first-class residents' facilities.

CHESTERTONS



Aura House

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- Two Double Bedrooms
- Two Bathrooms
- One Reception
- River views
- Allocated Parking
- Heated Swimming Pool & Gym
- Flat/Apartment
- Patio, Communal Garden
- Ground Floor



Offering just under 900 sq. ft. of well-planned living space, the property features a bright and spacious reception room opening onto a private patio that leads directly to the beautifully kept communal gardens. The kitchen is contemporary and fully fitted, ideal for entertaining or relaxed day-to-day living. Both bedrooms are generously sized, with the principal bedroom enjoying an en-suite bathroom, while a second family bathroom serves guests and the additional bedroom.

Residents at Aura House benefit from exclusive access to the APEX leisure complex, complete with a fully equipped gymnasium and heated swimming pool, as well as 24-hour concierge and estate management. The service charge conveniently includes water rates, upkeep of communal areas and building systems, plus ongoing maintenance and security of the development.

Set in a peaceful riverside setting just moments from the Thames Path and within easy reach of Kew Gardens and Richmond, this apartment combines modern living with a relaxed lifestyle — perfect for professionals, downsizers or small families seeking a well-connected yet tranquil London home.

Tenure: Leasehold 99 years remaining
Service Charge: £5,364 per annum
Ground Rent: £908 per annum
Local Authority: Richmond upon Thames
Council Tax Band: F

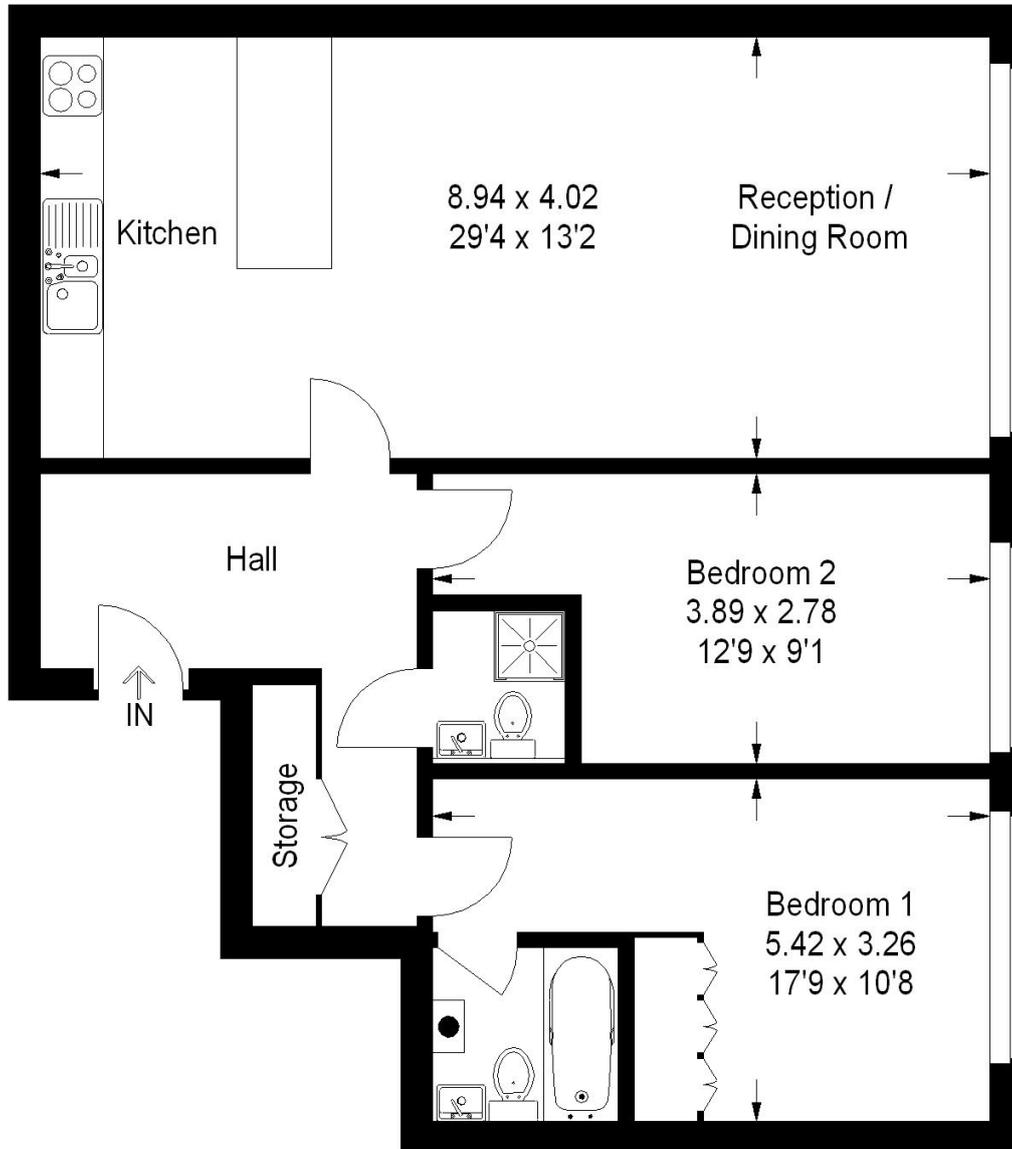
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C	73	74
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Kew Sales

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Approx . Gross Internal Area :- 81 sq mt / 872 sq ft



Featherstone Leigh Ltd

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.(ID 37211)