

70 Garden Road, Richmond, TW9 4NR

Guide Price: £325,000

Local Authority: Richmond Borough Council

Council Tax Band: C £2108.50 pa (2025-2026)

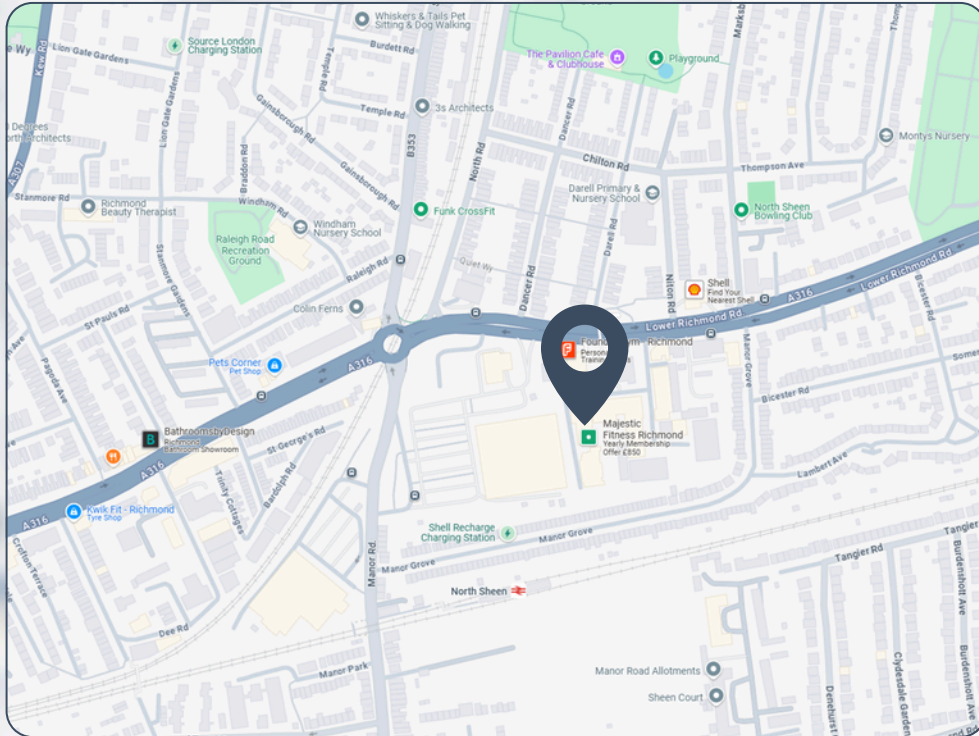
EPC Band : B

Location

Nestled in this quiet cul-de-sac location ideally positioned for easy access to Richmond Station, North Sheen Station and also Kew Gardens Station, as well as the A316. This development was built in 2012 and is close to excellent amenities and transport links.

Central Richmond and Kew Village are both within easy reach of Garden Road along with The Royal Botanic Gardens, Richmond Park and The River Thames. Frequent bus services are a short walk away which take you into Richmond, Kew, Barnes or even Hammersmith. North Sheen station is your closest station at just under half a mile away, with regular trains into London Waterloo.

The lush greenery of Richmond Park and Kew Gardens and the charming shops and cafés of Richmond and Kew make it a perfect place to call home.



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Summary

- Secure gated development
- Modern 1 bedroom apartment
- 2nd floor (with lift access)
- Open plan living room/kitchen
- Spacious double bedroom
- Recently fitted shower room
- Free on-street parking but there is potential to rent a secure underground parking space

The Property

This beautifully designed 1-bedroom apartment is perfectly situated on the first floor of this secure gated development. This flat features an open-plan kitchen, ideal for entertaining, with all normal appliances including an all-important dishwasher, and offers a seamless flow into the bright and airy lounge area. Here, you can unwind while enjoying the spectacular views of the iconic Kew Gardens pagoda.

The flat has a recently refurbished shower room, providing a touch of luxury, and the generous bedroom comes complete with spacious fitted wardrobes, ensuring ample storage space for all your essentials.

The development offers residents the convenience and ease of access with a communal lift, and the gardens provide a tranquil retreat from the bustling city life. The property has access to a secure bicycle storage and a lovely communal garden space which includes a water feature and children's play area.

Located just a short walk from Kew Gardens and the vibrant town of Richmond, you will have access to a myriad of local amenities, including shops, cafes, and restaurants. The property is ideally positioned for easy access to the District Line tube and rail services, as well as excellent bus routes to Hammersmith making it perfect for commuters or those who enjoy exploring all that London has to offer.

Nice to know

Leasehold : 125 Years from 2012 - 111 Years unexpired

Annual Service Charge : £1000.00 per annum

Ground Rent : £100 per annum

508 Sq Ft

Bike Store

EPC : Band B

There is no gas in the property.

The property can be purchased fully furnished

Freeholder : Hare Path Estates Ltd

No onward chain

Local Authority: Richmond Borough Council

Council Tax Band: C £2012.14 pa (2024-2025)

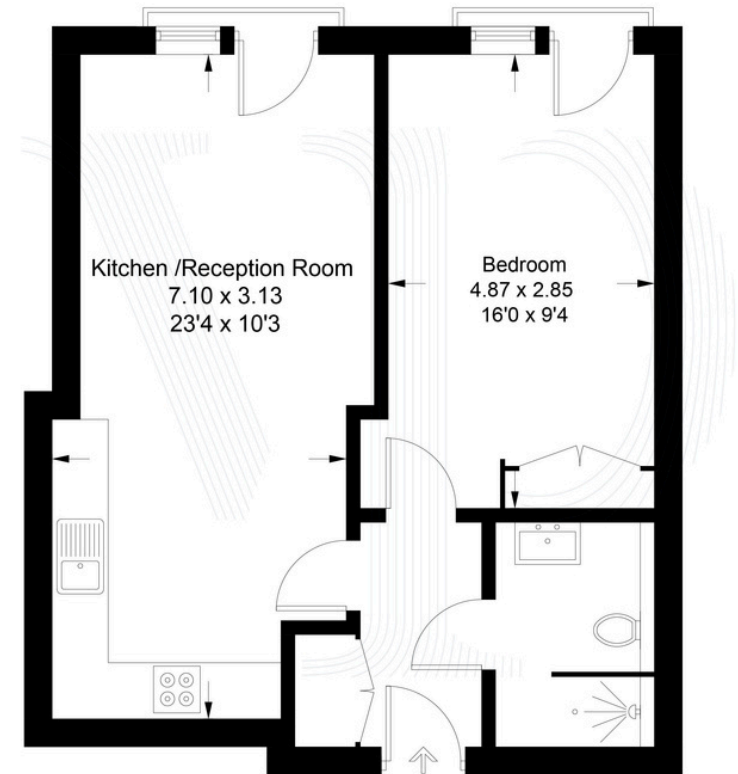
EPC Band : B

No onward chain

Floorplan

Garden Road, London, TW9

Approximate Gross Internal Area = 46.2 sq m / 497 sq ft



All measurements are in accordance to the RICS Code Of Measuring Practice.
Measurements are approximate & only for illustrative purposes.
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Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Village Properties has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.











Make Yourself at Home

We are fortunate to work in the property market of South West London, offering beautiful homes in charming village-like areas such as Richmond, Kew, Barnes, Mortlake and East Sheen.

With historical buildings, riverside walks, and excellent transport links (tube, rail, bus, and riverboat), these areas blend semi-rural charm with city convenience.

They feature independent shops, restaurants, leisure facilities, theatres, galleries, and museums. Families are drawn here by outstanding schools and the perfect balance of city and country life.

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