



# Marsault Court

11 Kew Foot Road, TW9

Asking Price £700,000

A well-presented and generously proportioned two-bedroom moments away from the centre of Richmond.

CHESTERTONS



# Marsault Court

11 Kew Foot Road, TW9

- Gated Development
- Two Double Bedrooms
- Two Bathrooms
- One Reception
- Flat/Apartment
- Balcony
- Allocated Parking
- Short walk to station



The accommodation offers a practical and spacious layout extending to approximately 1,140 sq. ft, comprising a large reception room with excellent ceiling height and doors opening to a Juliette balcony overlooking the sports field, creating a bright and airy living space. The modern fitted kitchen is well sized and finished with contemporary units and ample work surfaces.

There are two double bedrooms, each benefiting from its own en-suite facilities, together with a separate guest WC accessed from the central hallway. A further study area provides flexible space ideal for home working or additional storage.

The property additionally benefits from an allocated parking space, secure gated entry, and is ideally located for access to Richmond's shops, restaurants, green spaces, and transport links.

**Tenure:** Leasehold 96 years remaining

**Service Charge:** £3,123

**Ground Rent:** £0

**Local Authority:** Richmond Upon Thames

**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Kew Sales*

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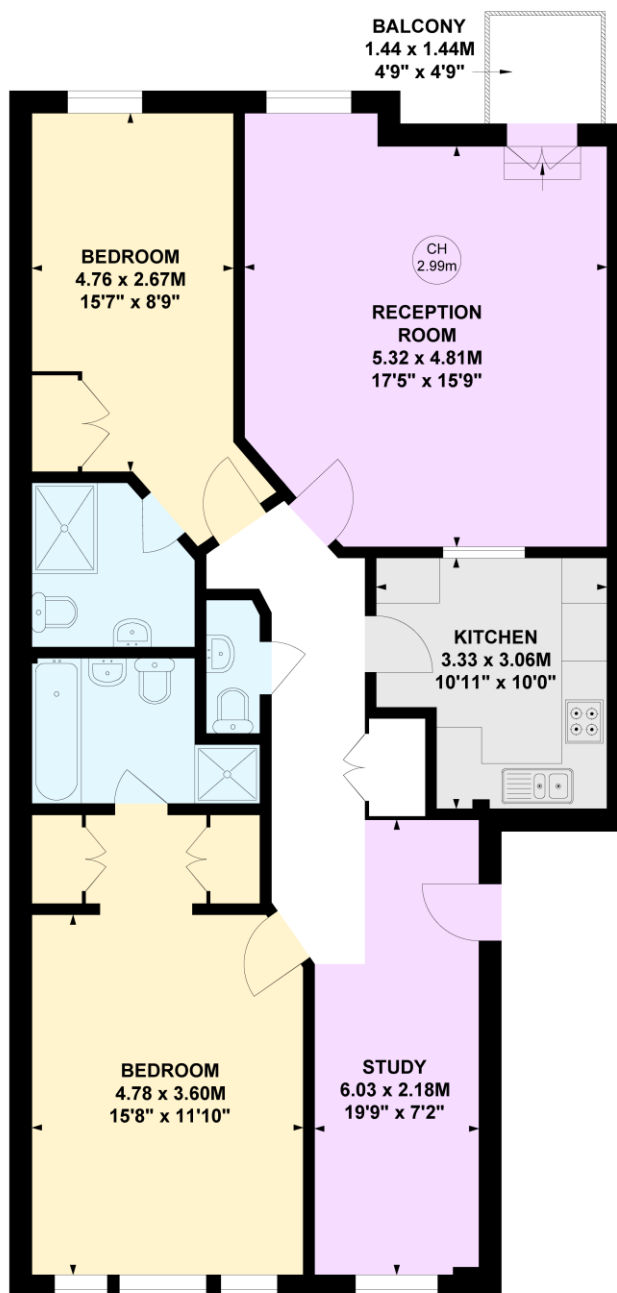
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# Marsault Court, TW9

Approximate gross internal area  
105.87 sq m / 1140 sq ft

Key :  
CH - Ceiling Height



## First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

