



## West Hall Road, TW9

£425,000

Measuring approximately 648 sq ft, this bright and generously proportioned top-floor, two-bedroom apartment offers an excellent opportunity for first-time buyers, those seeking a stylish pied-à-terre, or investors seeking a strong rental prospect. The property further benefits from unallocated off-street parking.

The property is approached via a well-maintained communal entrance hall, complete with an entry phone system and staircase rising to the top-floor landing, providing a sense of privacy and security.

Internally, the accommodation is thoughtfully arranged and comprises a welcoming entrance hall, a spacious reception room flooded with natural light. The apartment further features a modern, fully fitted kitchen, a well-proportioned principal double bedroom, a second double bedroom suitable for guests or home working, and a contemporary family bathroom.

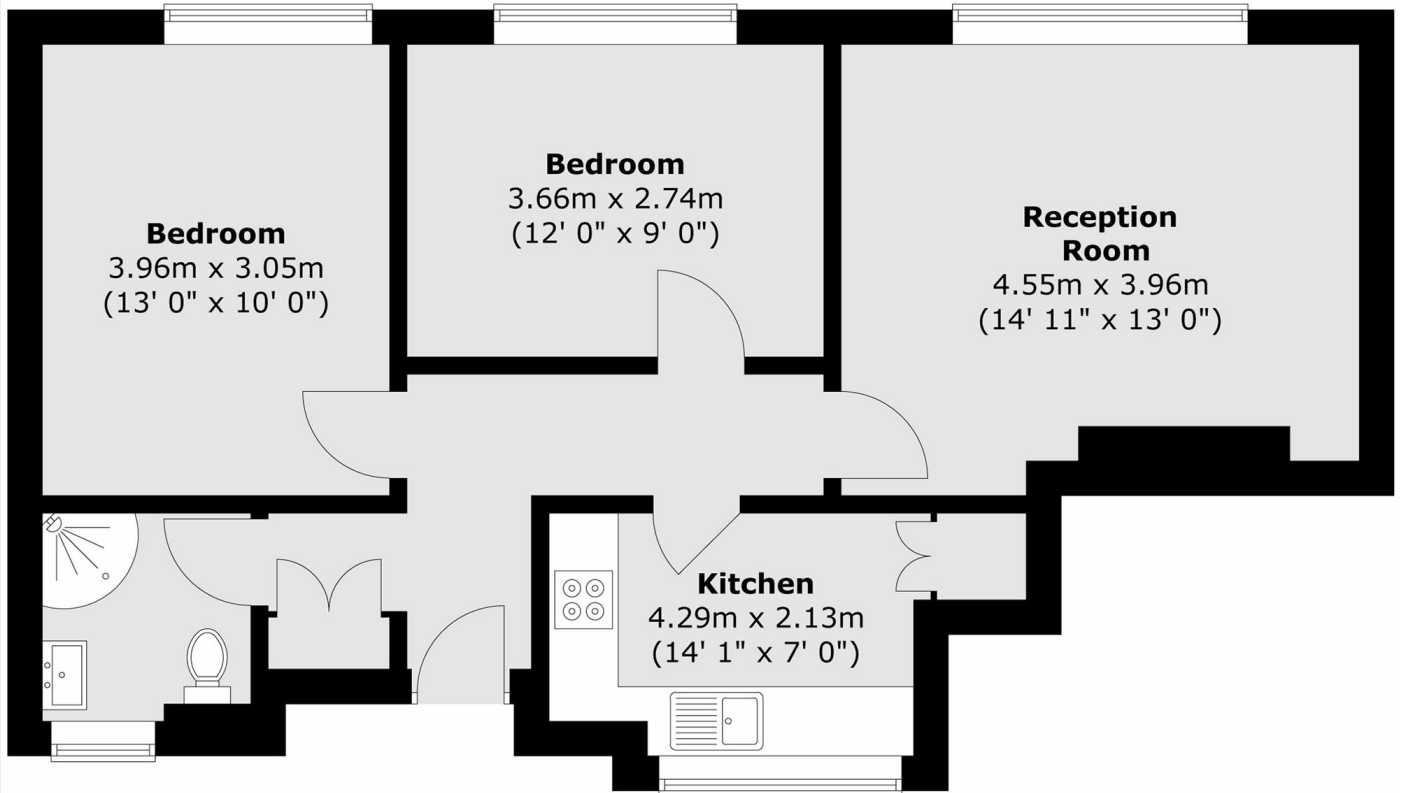
Magnolia Court is ideally located for Richmond Park and the Royal Botanic Gardens, Kew. Commuters are equally well catered for, with Kew Gardens Tube station, North Sheen station, and Kew Bridge station all close to hand, together with additional excellent bus services providing easy access to Central London.

### Features

- Two Double Bedrooms
- Close to Rail Links
- Quiet Location
- Modern Kitchen
- Modern Bathroom
- Off Street Parking

# West Hall Road, Kew, TW9

## Third Floor



Total area (approx.) : 60.2 sq. m (648 sq. ft)