



**JAMES  
ANDERSON**



# FOR SALE

**£450,000**

## Garden Road, Richmond, TW9

A well presented ground floor modern apartment with over 670 square foot of accommodation and a private south facing patio. This light and spacious property is offered for sale with no onward chain and has accommodation arranged to provide open plan living with a high gloss kitchen and integrated appliances, a modern family bathroom, a generous principal bedroom with built in wardrobes, a second bedroom and a private south facing garden. The set in a modern development located moments from North Sheen station, offering communal gardens, bike shed and lift access. North Sheen station (Zone 3) is just a short walk, as is Richmond town centre with its extensive shopping and leisure facilities and transport links. Kew Gardens and village and Richmond Park are also near by.

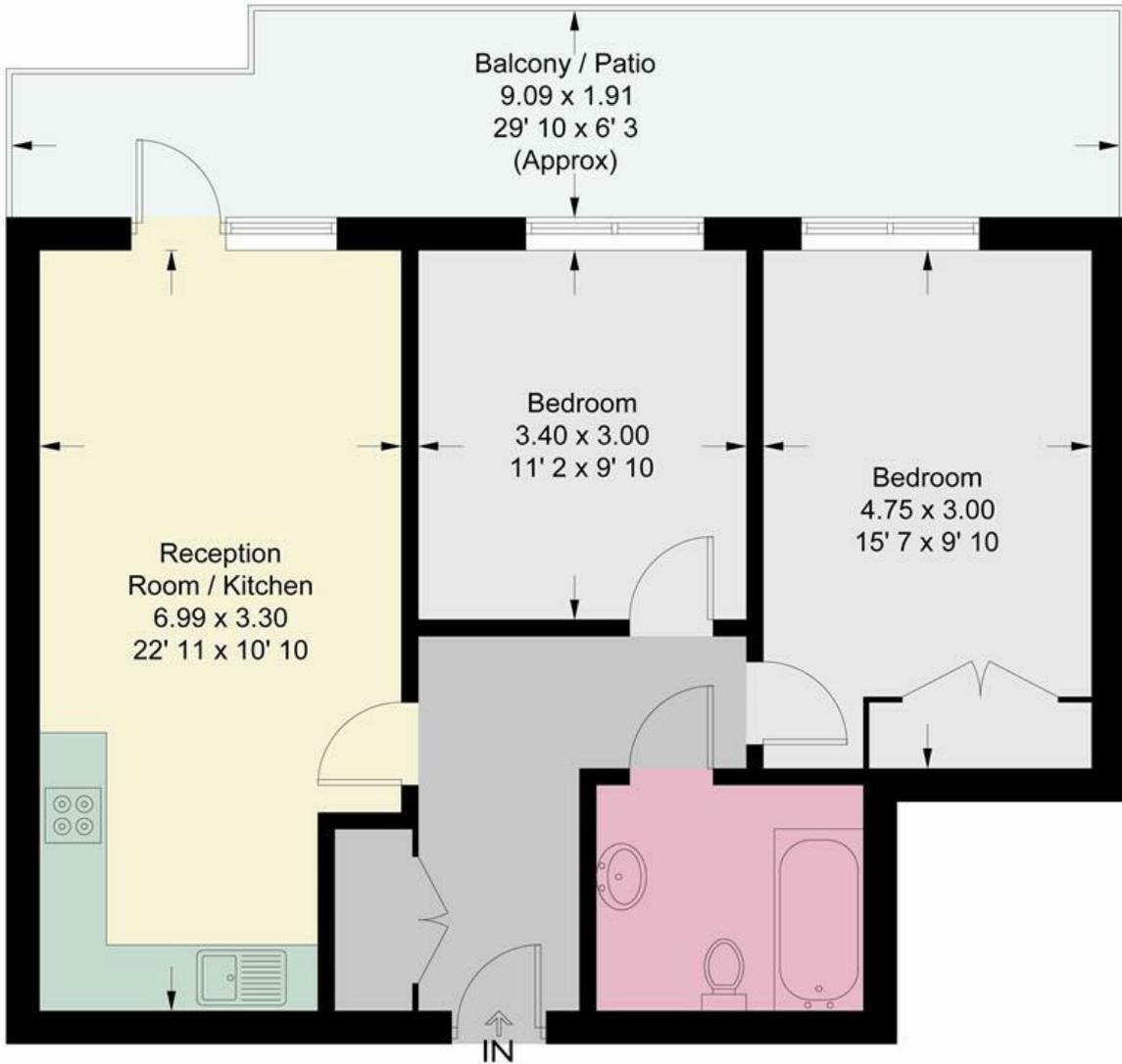
Lease remaining: 112 years

Service charge: £955 per year (approx)

Ground rent: £100 per year

-  Two Double Bedrooms
-  Just 0.4 Miles To North Sheen Station (ZONE 3)
-  One Family Bathroom
-  Excellent Local Primary Schools Nearby
-  Open Plan Reception Room
-  Private Residential Development
-  Modern Fully Equipped Kitchen
-  Ground Floor Apartment
-  Leasehold | Council Tax Band D | EPC Rating B
-  Private Terrace





This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           |           |
| (81-91) <b>B</b>                            |                         |           |           |
| (69-80) <b>C</b>                            |                         |           |           |
| (55-68) <b>D</b>                            |                         |           |           |
| (39-54) <b>E</b>                            |                         |           |           |
| (21-38) <b>F</b>                            |                         |           |           |
| (1-20) <b>G</b>                             |                         |           |           |
| Not energy efficient - higher running costs |                         |           |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>82</b> | <b>84</b> |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

