



**JAMES
ANDERSON**



FOR SALE

£345,000

Orchard Road, Richmond, TW9

PARKING - NEW FLAT - LOW SERVICE CHARGES - NEW LEASE - NO CHAIN

Modern one bedroom apartment with secure underground parking and access to maintained communal gardens. The apartment offers open plan living with a high gloss kitchen and integrated appliances, contemporary family bathroom, and a generous principal bedroom with space for wardrobes.

Located a short walk from North Sheen station, this property is set within a popular development with secure underground parking, communal gardens, bike storage and lift access. Richmond town centre, Kew Gardens, Richmond Park and excellent local primary school are all within easy reach.

Lease remaining: 125 years
Service charge: £1,200 per year
Ground rent: £0

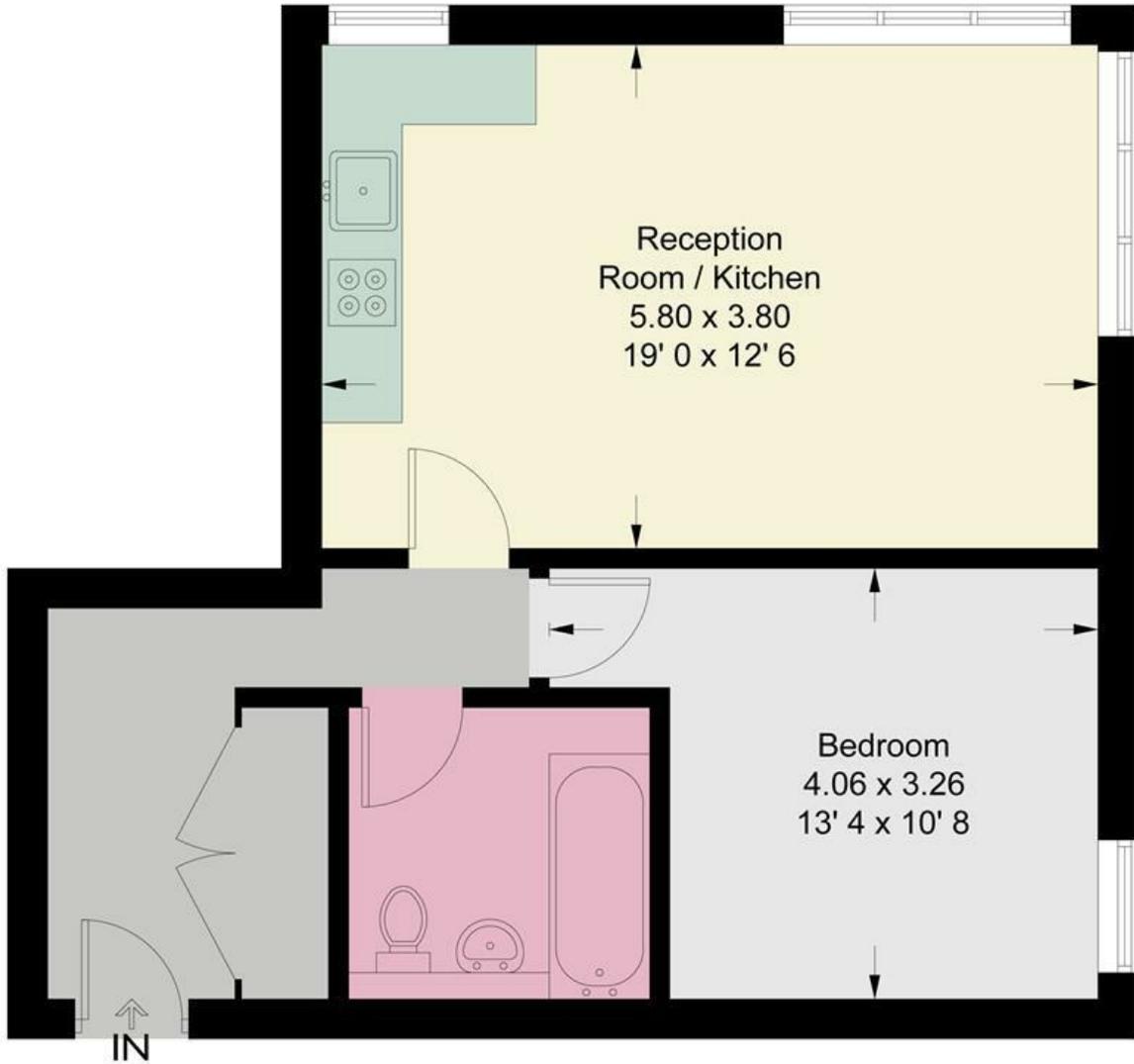
-  One Bedroom
-  One Bathroom
-  Open Plan Kitchen / Living Space
-  Modern Fully Integrated Kitchen
-  Leasehold | EPC C | Council Tax Band C

-  North Sheen Station (ZONE 3)
-  In Excess of 580 Sqft
-  1.00 Mile To The Centre Of Richmond
-  Modern Development
-  Parking Available



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611



Second Floor

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

