



PROPERTY  
PERFECTLY PRESENTED

2 Bedrooms

Flat - Conversion

£1,095,000

Located in

Richmond





# 2A Burlington Avenue

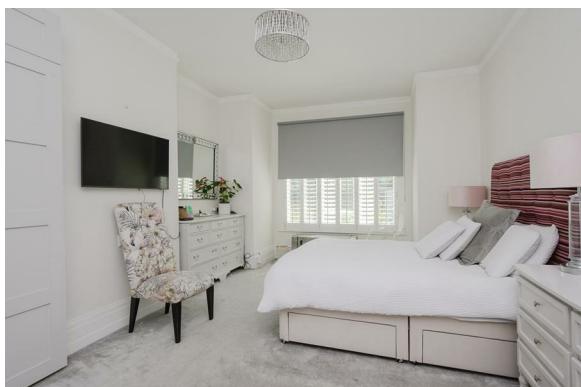
Richmond | Surrey | TW9 4DQ



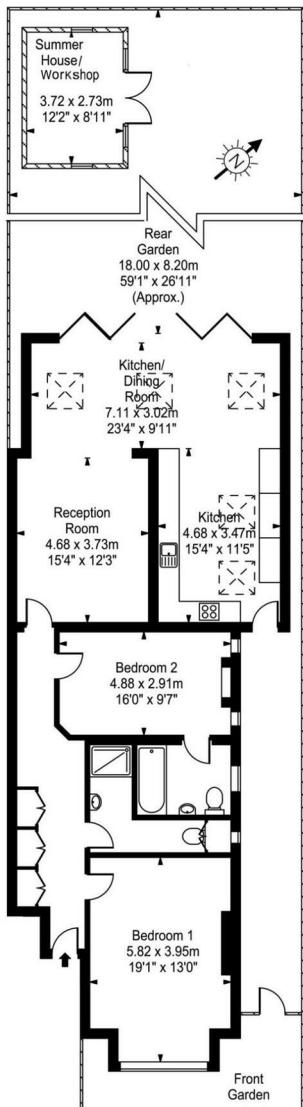
Elegant, spacious and beautifully presented, this two bedroom two bathroom ground floor conversion boasts a fabulous west facing garden and is enviably located within a few hundred yards of Kew Village.

# 2A Burlington Avenue

£1,095,000 Leasehold - Share of Freehold



- Two spacious bedrooms
- Fabulous west facing garden
- Immaculate condition throughout
- Excellent local amenities
- Two bathrooms
- Short walk to kew Village
- Superb transport links
- Light, bright and spacious



## Burlington Avenue

Approx. Gross Internal Area  
125 Sq M - 1340 Sq Ft  
(Excluding Summer House)

Every attempt is made to assure accuracy, however  
measurements are approximate and for illustrative purposes only. Not to scale.  
Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)

## EPC Rating: D Council Tax Band E Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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