



# Cedar House

35 Melliss Avenue, TW9

Asking Price £500,000

A beautifully presented, two bedroom apartment in the popular Kew Riverside development with parking and communal gardens. Moments from towpath, river and Kew Retail Park. Short walk to Kew Gardens tube station and Kew Gardens.

**CHESTERTONS**



# Cedar House

35 Melliss Avenue, TW9

- Two-bedroom apartment
- Riverside living
- Communal Gardens
- Allocated Parking



A beautifully presented two-bedroom ground-floor apartment set within the popular Kew Riverside development, offering approximately 750 sq ft of well-proportioned accommodation, private parking and access to attractive communal gardens.

The apartment features a bright and spacious reception room with pleasant views over the communal gardens, alongside a separate fitted kitchen with good storage and workspace. There are two well-proportioned bedrooms, both also overlooking the gardens, together with a family bathroom and useful built-in storage cupboards within the hallway. The property further benefits from private parking and communal bicycle storage.

Melliss Avenue forms part of the well-regarded Kew Riverside development, ideally positioned moments from the River Thames and towpath, as well as Kew Retail Park. Kew Village, Kew Gardens and Kew Gardens station, offering both District Line and London Overground services, are all within easy walking distance, making this a particularly convenient location for access into central London while enjoying everything Kew has to offer.

**Tenure:** Leasehold

**Service Charge:** £1663.08

**Ground Rent:** £0

**Local Authority:** London Borough Of Richmond Upon Thames

**Council Tax Band:** D

| Energy Efficiency Rating                          |         |           |
|---------------------------------------------------|---------|-----------|
|                                                   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| <b>A</b><br>(94-100)                              |         |           |
| <b>B</b><br>(81-93)                               |         |           |
| <b>C</b><br>(69-80)                               | 80      | 80        |
| <b>D</b><br>(55-68)                               |         |           |
| <b>E</b><br>(39-54)                               |         |           |
| <b>F</b><br>(21-38)                               |         |           |
| <b>G</b><br>(1-20)                                |         |           |
| Not energy efficient - higher running costs       |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

### *Chestertons Kew Sales*

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Richmond

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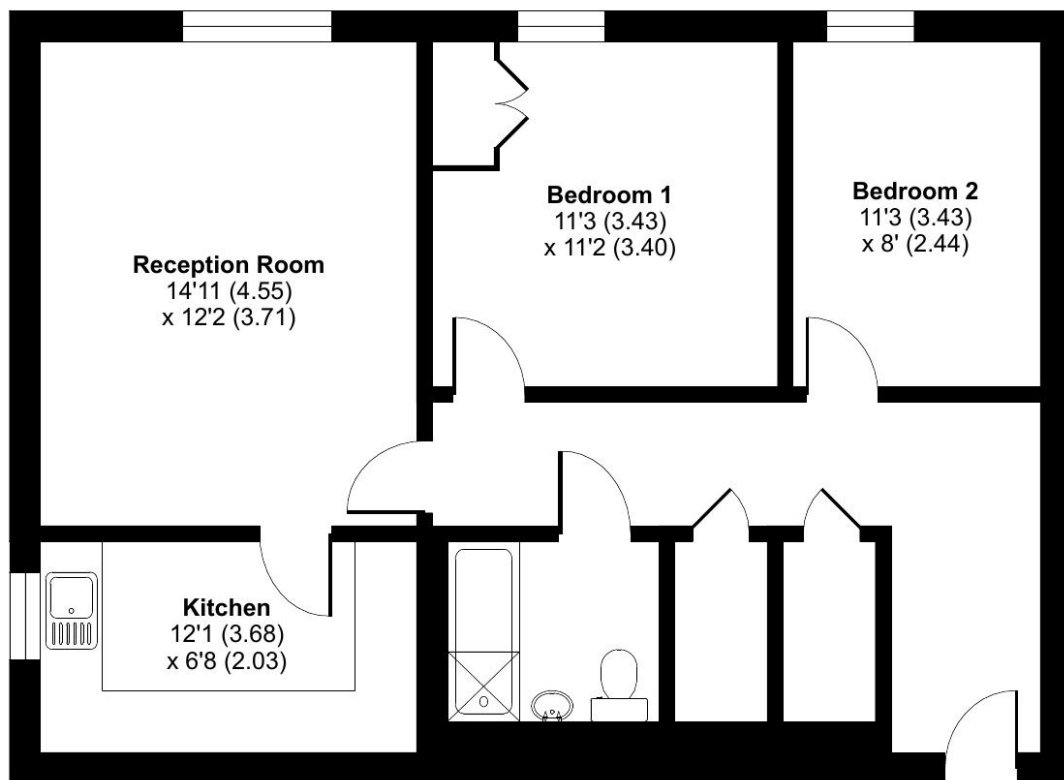
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# Melliss Avenue, Richmond, TW9

Approximate Area = 743 sq ft / 69 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñhecom 2022. Produced for Metropolitan Thames Valley Housing. REF: 808225

