



Gloucester Court

Kew Road, TW9

Offers in excess of £500,000

Spacious Two-Bedroom Share of Freehold Apartment in a Prime Kew Location.

CHESTERTONS



Gloucester Court

Kew Road, TW9

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Situated within the well-regarded Gloucester Court on Kew Road, this spacious two-bedroom apartment offers an excellent opportunity to acquire a share of freehold home in a desirable location, opposite the Royal Botanic Gardens.

The apartment provides well-proportioned accommodation throughout, comprising a bright and welcoming reception room, a separate fitted kitchen, two generously sized bedrooms and a well sized bathroom fitted with a full-size bath. The practical layout offers comfortable living with excellent scope for personalisation.

Further benefits include hardwood flooring throughout, a rarity within Gloucester Court, ample built-in storage and a pleasant private outlook. Permit parking is available on the private road directly outside the development, with garages occasionally available at an additional cost.

The property's share of freehold provides additional long-term security and control compared with a standard leasehold arrangement.

Gloucester Court is ideally positioned opposite Kew Gardens and close to Victoria Gate, while Kew Green, the River Thames and the shops, cafés and restaurants of Kew Village are all within easy reach. Kew Gardens Station is also conveniently located nearby, providing District Line and London Overground services into Central London.

Tenure: Share of Freehold 949 years 9 months

Service Charge: £3218.36 Sinking fund

Ground Rent: £1

Local Authority: Richmond upon Thames

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Kew Sales

1 Royal Parade

Kew

Richmond

TW9 3QD

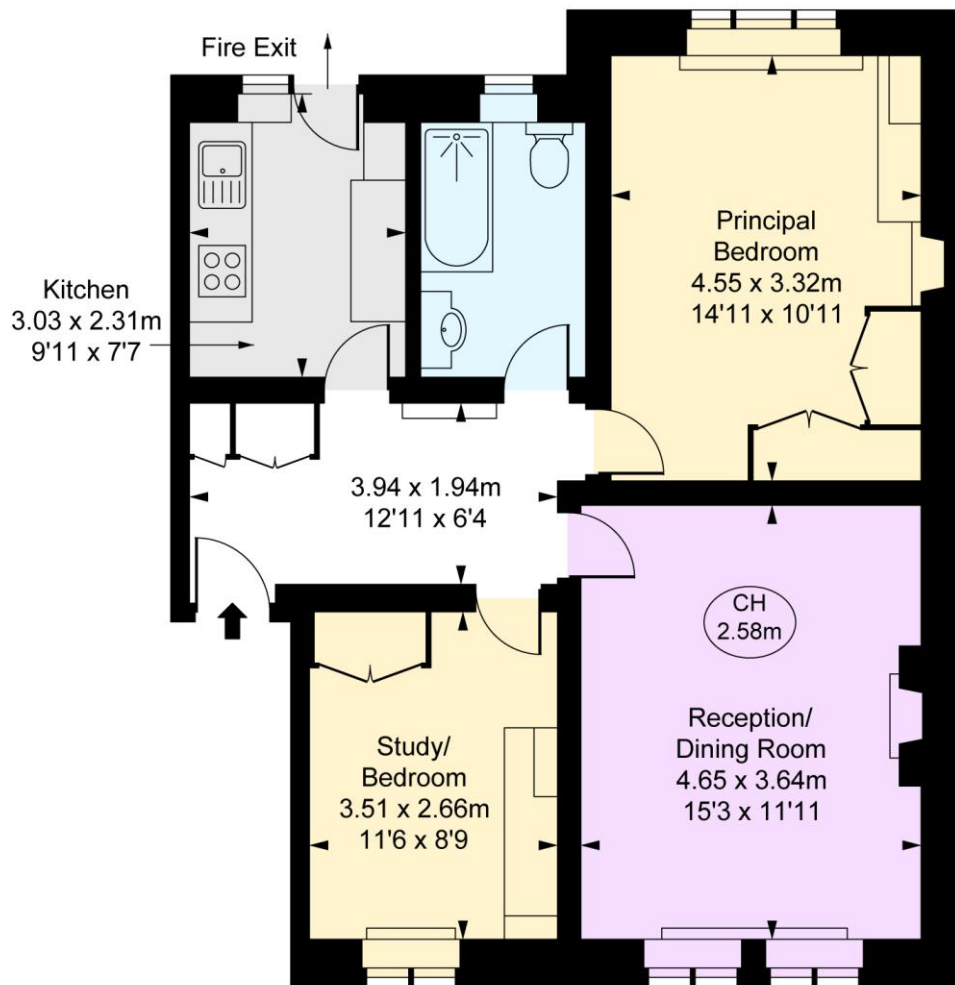
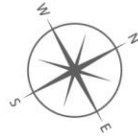
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Gloucester Court,
Kew Road, TW9
Approximate Gross Internal Area
66.47 sq m / 716 sq ft

(CH = Ceiling Heights)



First Floor



PRECISION
YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in theRICS Code of Measuring Practice
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