



Melliss Avenue

Kew Riverside, TW9

Asking Price £1,595,000

An impressive five-bedroom townhouse with spacious living accommodation, a private garden, garage and separate studio, set within the exclusive Kew Riverside development.

CHESTERTONS



Melliss Avenue

Kew Riverside, TW9

- Modern Town House
- Five Bedrooms & Three Bathrooms
- Double Reception, Garden, On Site Concierge & Gym
- Close To Kew
- EPC Rating C



An impressive five-bedroom townhouse offering almost 3000 sq. ft. of beautifully proportioned accommodation, together with a private garden, garage and separate studio, within the exclusive Kew Riverside development.

Arranged over four floors, the property provides exceptional flexibility for family living. The ground floor features a fully fitted kitchen/breakfast room opening directly onto the rear garden, a separate utility room, guest cloakroom and a useful study. The first floor is dedicated to entertaining, with two generous reception rooms, including a superb main reception room with access to a private balcony.

The upper floors comprise five well-proportioned bedrooms, including a spacious principal bedroom with an en-suite bathroom, together with further bathroom facilities.

Externally, the property benefits from both front and rear outdoor space, with the landscaped rear garden leading to a substantial garage. Above the garage is a separate studio with its own WC, providing an excellent home office, gym or additional recreational space.

Ideally positioned in Kew, the property is within easy reach of the River Thames, Kew Gardens Station, Kew Village and the area's excellent selection of schools, cafés and restaurants.

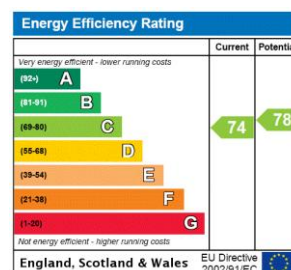
Tenure: Freehold

Service Charge: £5000

Ground Rent: £200

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: H



Chestertons Kew Sales

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Kew

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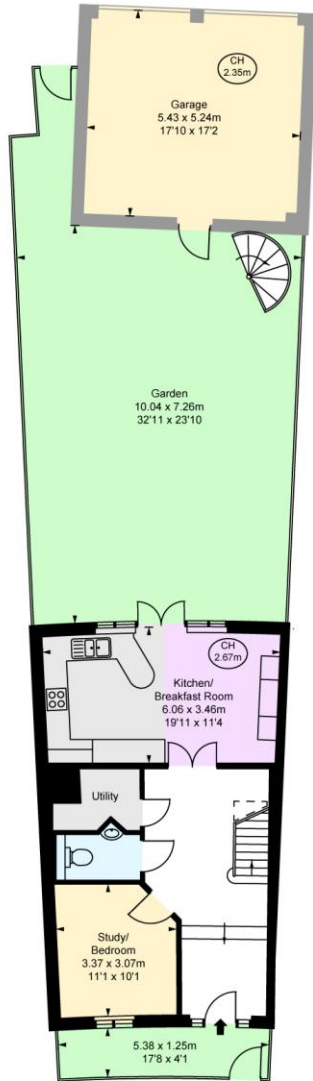
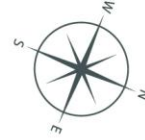
Melliss Avenue,
Kew Riverside, TW9

Approximate Gross Internal Area
217.71 sq m / 2,343 sq ft
Garage
28.56 sq m / 307 sq ft
Studio
27.52 sq m / 296 sq ft

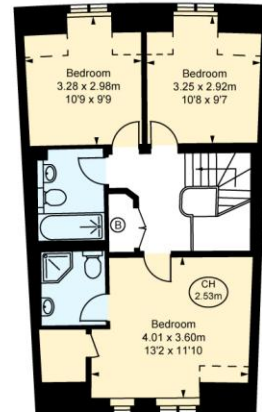
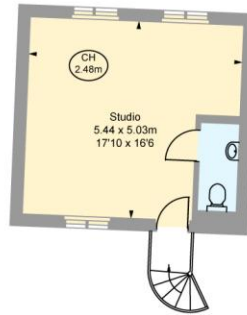
Total Areas Shown on Plan
273.78 sq m / 2,947 sq ft

(Including restricted height
under 1.5m $\square = \square$)

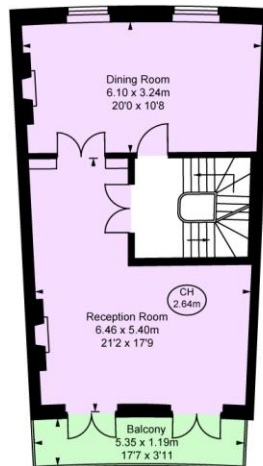
(CH = Ceiling Heights)



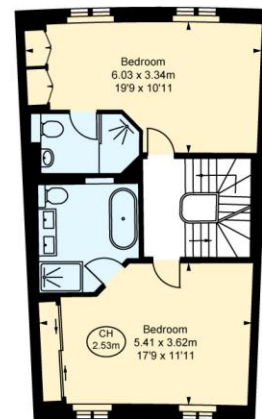
Ground Floor
Approximate Gross Internal Area
54.94 sq m / 591 sq ft



Third Floor
Approximate Gross Internal Area
52.12 sq m / 561 sq ft



First Floor
Approximate Gross Internal Area
55.93 sq m / 602 sq ft



Second Floor
Approximate Gross Internal Area
54.73 sq m / 589 sq ft



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 the RICS Code of Measuring Practice

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