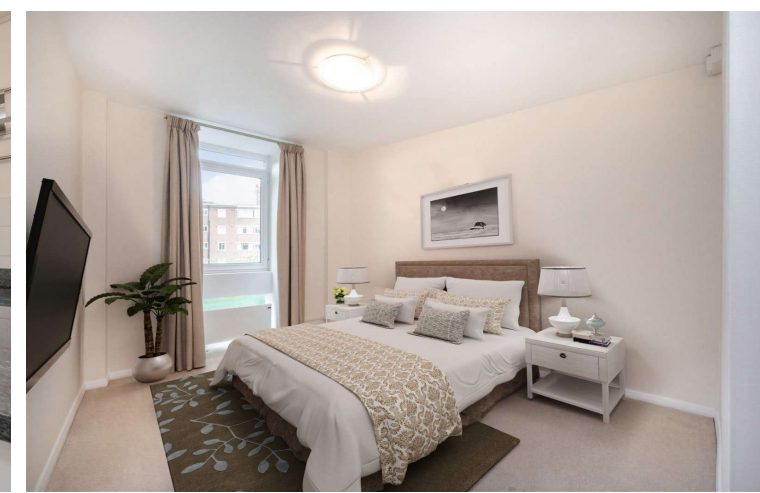
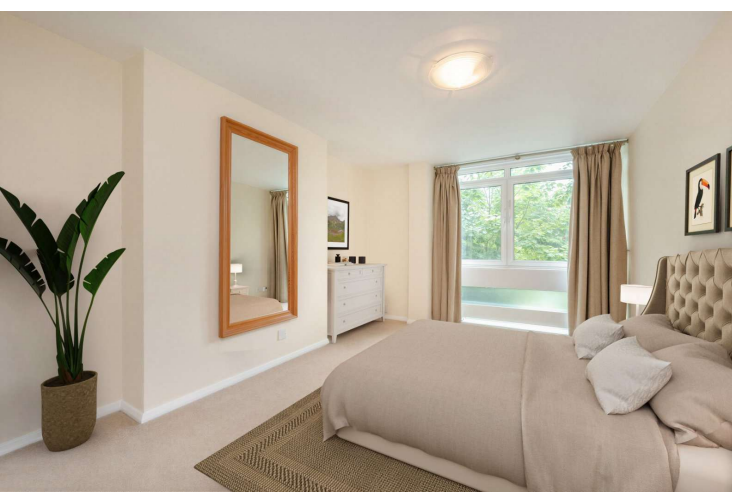




Park Road
Richmond, TW10

CHESTERTONS





A beautifully presented two-bedroom apartment occupying a highly desirable position on the upper slopes of Richmond Hill, offering generous and well-balanced accommodation in one of Richmond's most sought-after residential locations.

The property has been thoughtfully arranged to provide an excellent sense of space and light throughout, with a particularly impressive open-plan reception and dining room featuring attractive oak wood flooring and ample room for both comfortable seating and a dining area. French doors open directly onto a private balcony, creating a lovely extension of the living space and providing the perfect setting for morning coffee or evening drinks. The separate contemporary kitchen is well appointed, while the overall presentation makes the apartment ideally suited to buyers looking for a home they can move straight into.

The accommodation further comprises a spacious principal bedroom with built-in wardrobes, a generous second double bedroom and a modern bathroom suite. Both bedrooms offer excellent proportions and flexibility, making the property equally well suited to couples, downsizers, small families or those requiring a dedicated home office or guest room. Further benefits include excellent storage, a private garage, the sought-after addition of a balcony, and the significant advantage of being offered to the market chain free, allowing for the potential of a straightforward and efficient purchase.

The location is a particular highlight, with the property perfectly positioned for everything Richmond has to offer. The open expanses of Richmond Park are within easy walking distance, as are the independent shops, cafés and restaurants of nearby Richmond Hill and Richmond Village.

Richmond town centre provides an extensive selection of shops, restaurants and leisure facilities, while Richmond Station offers excellent transport connections into central London via the mainline service to Waterloo, the District Line and London Overground. Combining an enviable Richmond Hill location with spacious accommodation, private outside space, a garage and no onward chain, this is an exceptionally appealing opportunity in one of South West London's most desirable neighbourhoods.

- Prime Richmond Hill Location
- Two Bedrooms
- Open Plan Kitchen/Reception
- Private Balcony
- Garage
- Chain Free

Asking Price £700,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
95-100 A		
81-95 B		
69-81 C		
55-69 D	67	78
41-55 E		
27-41 F		
13-27 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Tenure: Leasehold 93 years 5 months

Service Charge: £2000 Includes Building insurance

Ground Rent: £25

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: E

Chestertons Richmond Sales

23a Friars Stile Road

Richmond

Surrey

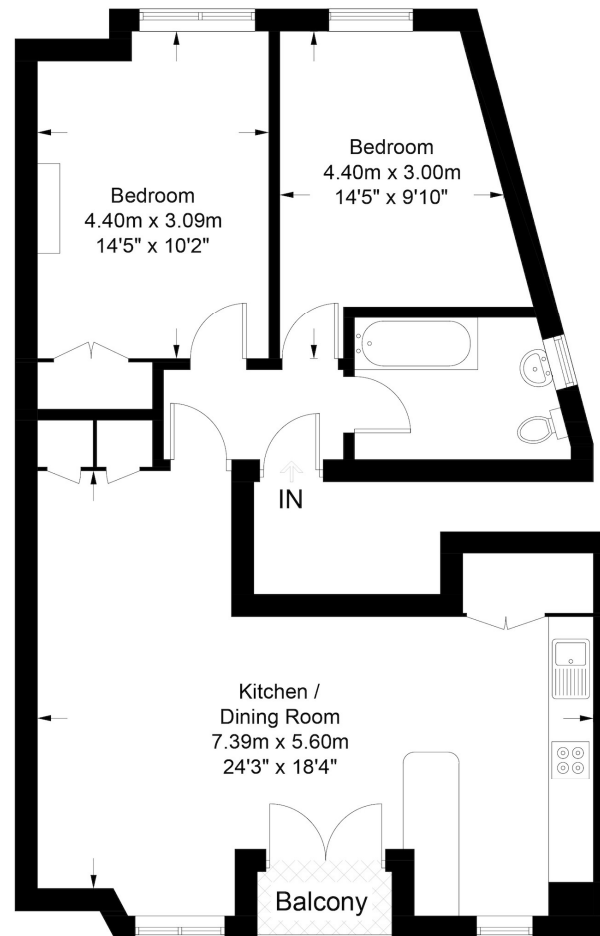
TW10 6NH

richmond@chestertons.co.uk

020 3758 3222

Park Road

Approximate Gross Internal Area = 71.1 sq m / 765 sq ft



Featherstone Leigh Ltd
Every attempt is made to assure accuracy, however measurements are
approximate and for illustrative purposes only. Not to scale. (ID911671)

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