



Acqua House

41 Melliss Avenue, TW9

Asking Price £650,000

Set within the prestigious Kew Riverside development, this beautifully presented two-bedroom, two-bathroom, two balconies, apartment offers stylish contemporary living with generous proportions and a peaceful outlook over the river Thames and a landscaped garden.

CHESTERTONS



Acqua House

41 Melliss Avenue, TW9

- Two Bedroom
- Two Bathroom
- 889 Square Feet
- Flat/Apartment
- Balcony
- Communal Garden
- Underground parking



The property features a bright and spacious open-plan reception room with wood flooring, a sleek fully fitted kitchen with integrated appliances, and direct access to one of two private balconies perfect for relaxing or entertaining. Additionally, the apartment has been fitted with top of the line, soundproof windows throughout.

The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room finished with marble surfaces, while the second double bedroom is served by a stylish family bathroom.

Residents of Acqua House enjoy well-maintained communal areas, lift access, secure underground parking, and beautifully landscaped gardens.

Perfectly located for Kew Gardens Station (District Line and Overground) and Kew Village's boutique shops, cafés, and restaurants, with the River Thames and Kew Gardens both within easy reach.

Tenure: Leasehold 99 years 10 months

Service Charge: £5,000

Ground Rent: £800

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Kew Sales

1 Royal Parade

Kew

Richmond

TW9 3QD

kew@chestertons.co.uk

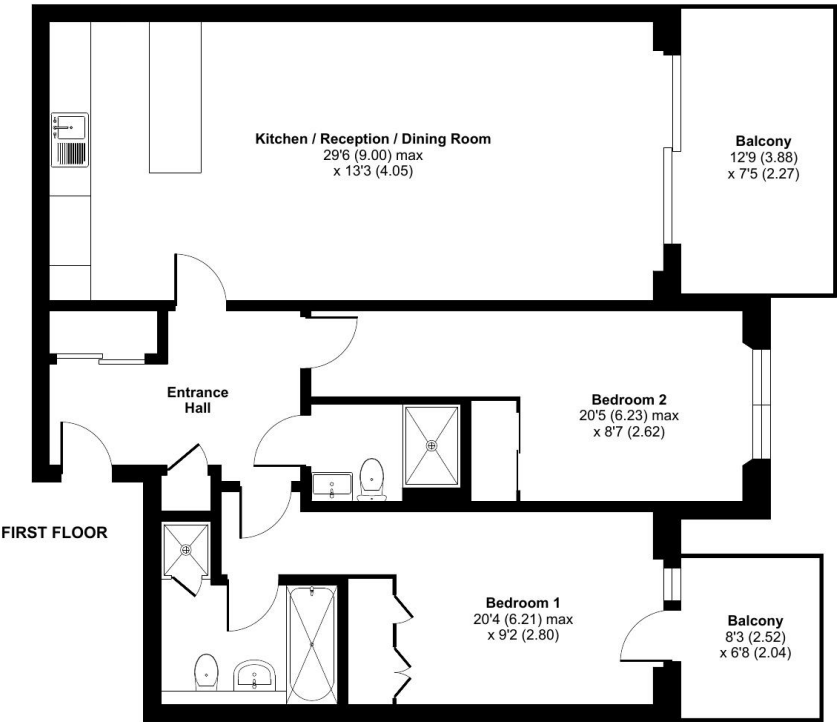
020 8104 0340

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Melliss Avenue, Richmond, TW9

Approximate Area = 925 sq ft / 85.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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