



**PROPERTY**  
PERFECTLY PRESENTED

2 Bedrooms

Flat - Purpose Built

Per month

£2,750 Per  
"

Located in

Richmond



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# 31 Melliss Avenue

Richmond | | TW9 4AB



Luxury riverside living a short walk from Kew Station with 24 hour concierge, residents swimming pool, gymnasium and underground parking.

# 31 Melliss Avenue

£2,750 Per month



- Two Double Bedrooms
- Secure underground Parking
- Excellent local amenities
- Residents Gymnasium
- Great transport links
- Two bath / shower rooms
- 24 hour concierge
- Swimming pool, sauna & jacuzzi
- Unfurnished /part furnished
- Quiet Peaceful Location

**EPC Rating: B**  
**Council Tax Band F**  
**Local Authority**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Prime Property Expert | Teddy Property  
 25 Years' Experience in South West  
 London & Surrey



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