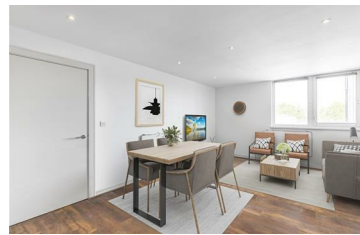




JAMES  
ANDERSON



## FOR SALE

**£345,000**

Orchard Road, Richmond, TW9






\*PARKING - NEW FLAT - LOW SERVICE CHARGES - NEW LEASE - NO CHAIN\*

Modern one bedroom apartment with secure underground parking and access to maintained communal gardens. The apartment offers open plan living with a high gloss kitchen and integrated appliances, contemporary family bathroom, and a generous principal bedroom with space for wardrobes.

Located a short walk from North Sheen station, this property is set within a popular development with secure underground parking, communal gardens, bike storage and lift access. Richmond town centre, Kew Gardens, Richmond Park and excellent local primary school are all within easy reach.

Lease remaining: 125 years  
Service charge: £1,200 per year  
Ground rent: £0

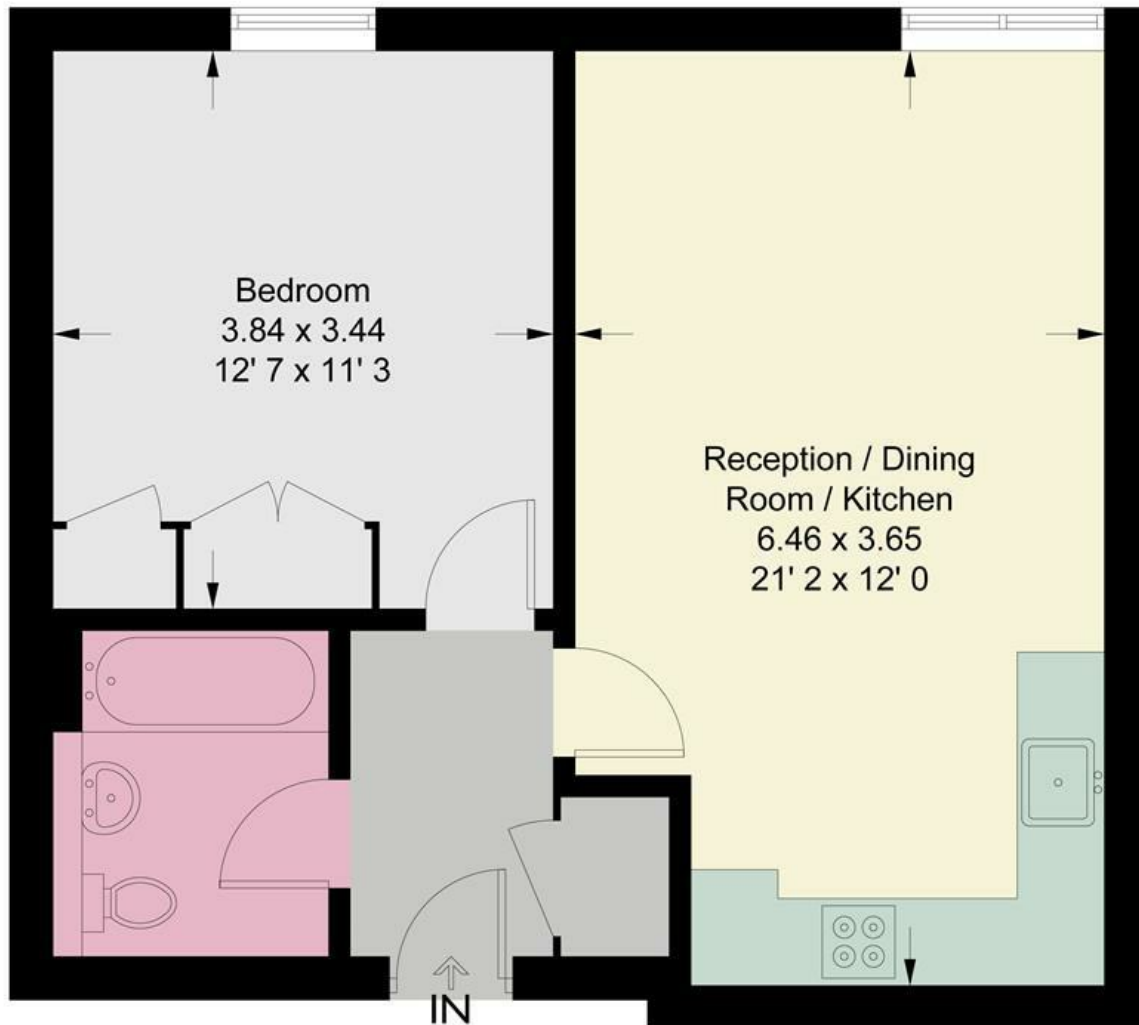
-  One Double Bedroom
-  One Bathroom
-  Open Plan Reception Room
-  Modern Kitchen With Appliances
-  Leasehold | EPC C | Council Tax Band C

-  0.4 Miles To North Sheen Station (ZONE 3)
-  Third Floor With Lift Access
-  1.00 Mile To The Centre Of Richmond
-  Underground Parking Available
-  Access To Communal Gardens



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611



Third Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
	79	87
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

