



JAMES  
ANDERSON



## FOR SALE

**£325,000**

### Kings Farm Avenue, Richmond, TW10

A superbly positioned one-bedroom top floor apartment with outstanding allotment views and easy access to Richmond town centre.

This light and spacious apartment represents an excellent opportunity for either a first-time buyer or a buy-to-let investor. The accommodation is arranged to provide a generous double bedroom, a modern bathroom, a bright south-facing reception room, and a fully equipped kitchen enjoying uninterrupted views across the allotments to the rear.

Neatly positioned within a quiet cul-de-sac on Kings Farm Avenue, the property is conveniently located within easy reach of North Sheen Station, offering direct trains into London Waterloo and just a short walk to Richmond Park. The apartment is offered for sale with no onward chain.

Lease remaining: 99 years

Service charge: £925 per year

Ground rent: TBC



One Bedroom



One Bathroom



South Facing Reception Room



Fully Equipped Kitchen



Leasehold | EPC | Council Tax Band



0.4 Miles To North Sheen Station (ZONE 3)



Overlooking Allotments To The Rear



Cul-De-Sac Location



Top Floor Flat

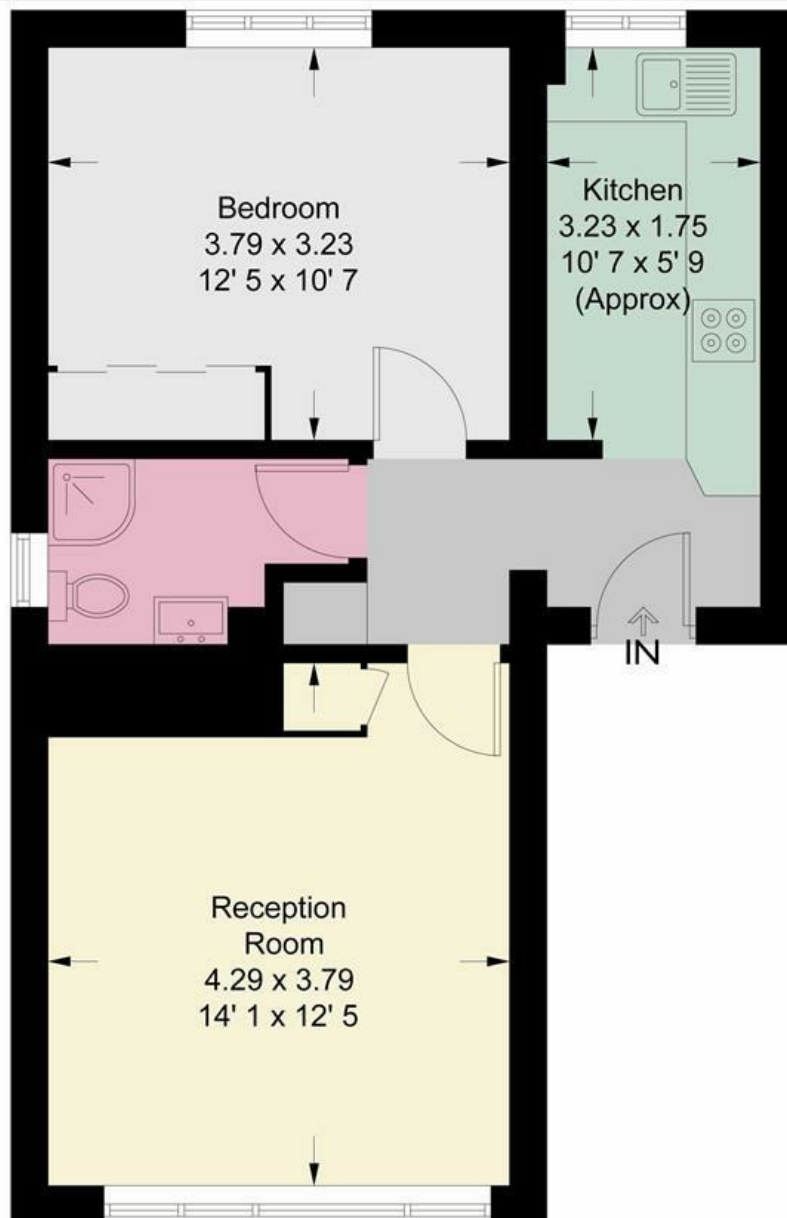


No Onward Chain



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

**020 8876 6611**



## Second 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		
<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>		
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