



JAMES
ANDERSON



FOR SALE

£550,000

Albany Passage, Richmond, TW10

A charming end of terrace Victorian house in a delightful pedestrian setting, forming part of the sought-after 'Alberts' on the lower slopes of Richmond Hill, close to the town centre.

This lovely small house has two generous double bedrooms, a spacious open plan reception area with a central fireplace and wooden flooring and the kitchen/dining area has access to a utility/pantry and downstairs modern bathroom.

Richmond's sought after 'Alberts' area small network of charming residential streets comprising delightful Victorian cottages peacefully tucked away from the Sheen Road just off Richmond town centre.

Richmond offers a wide and sophisticated range of shops restaurants and pubs, two cinemas and a renowned theatre set on the picturesque Green. The station has a fast and frequent mainline service to London Waterloo and also the District line tube and Overground serving North London.

The general area is known for its delightful green open spaces including the beautiful 2500 acres of Richmond Park and a picturesque stretch of the river Thames. The property is also close to Ofsted rated outstanding Marshgate and The Vineyard primary school.



Two Bedrooms



One Modern Bathroom



Open Plan Living Space



Modern Kitchen With Breakfast Island



Freehold | EPC C | Council Tax Band D



0.5 Miles To Richmond Station



Excellent Local Schools Nearby



Located In 'The Alberts'



No Chain



Recently Refurbished



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

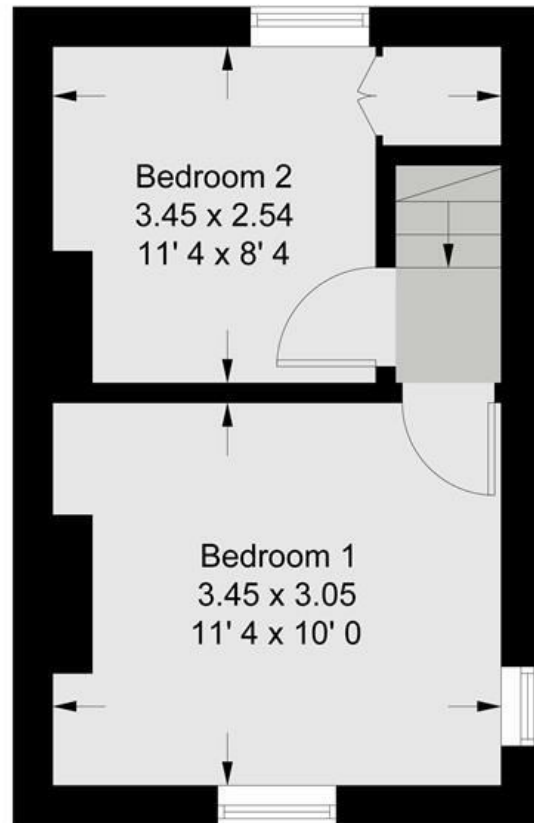
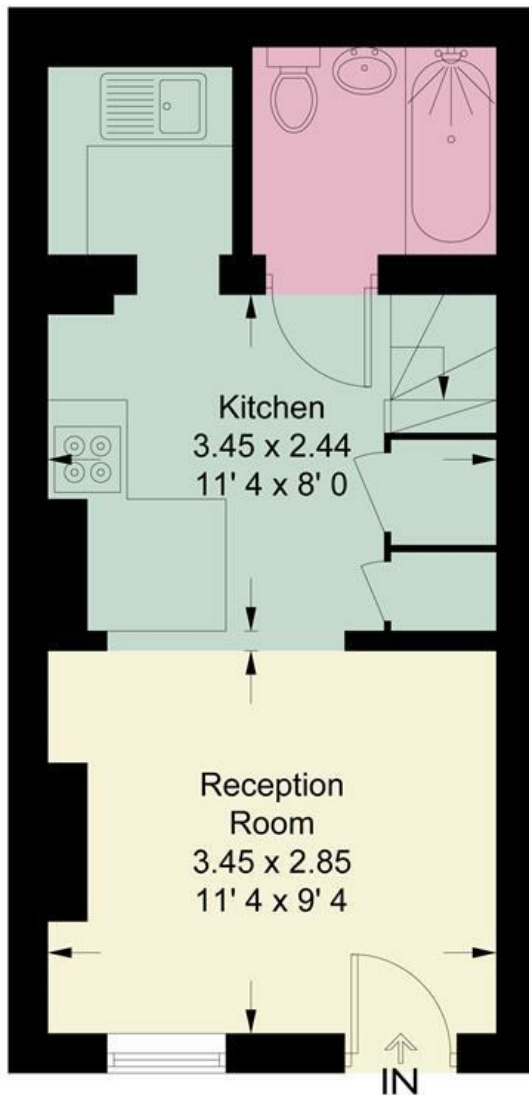
020 8876 6611

Albany Passage

Approximate Gross Internal Area = 482 sq ft / 44.7 sq m



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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		90
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

