



**JAMES
ANDERSON**



FOR SALE

£300,000

Tangier Road, Richmond, TW10

Offers In Excess Of

Quietly positioned on Tangier Road, just moments from the vibrant amenities of Richmond, this beautifully presented garden studio offers contemporary living in a highly desirable setting.

The property boasts stylish, well-designed interiors, a sleek modern kitchen that is open plan to a generous living space filled with natural light. To the rear, a charming private garden provides a peaceful outdoor retreat that is perfect for relaxing or entertaining.

An ideal opportunity for first-time buyers, investors, or those seeking a smart pied-à-terre in a prime location.

Leasehold: 103 years remaining

Ground rent: £250 per year

Service charge: No service charge

-  Ground Floor Studio Apartment
-  Open Plan Kitchen
-  Bright Living Space
-  Sleeping Area With Fitted Wardrobes
-  Leasehold | EPC D | Council Tax Band C

-  0.7 Miles To Mortlake Station (ZONE 3)
-  Cul-De-Sac Location
-  Borders Richmond / East Sheen
-  Pretty Private Garden
-  Separate Access



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

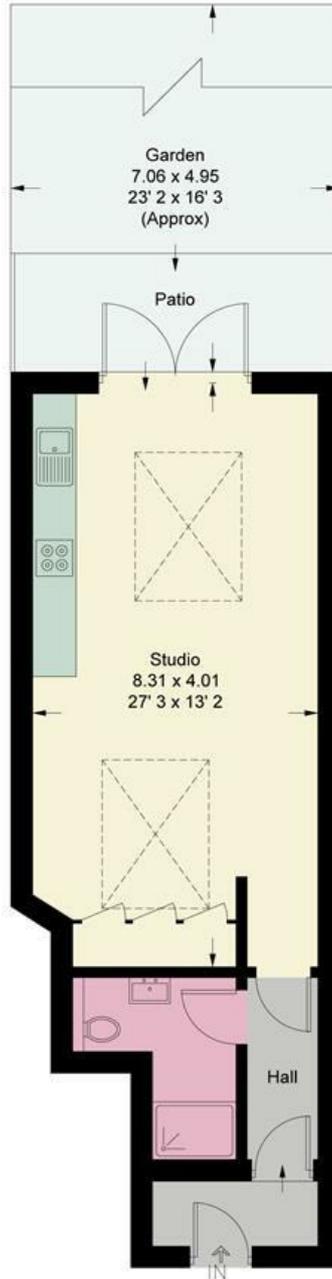
020 8876 6611

Tangier Road

Approximate Gross Internal Area = 459 sq ft / 42.7 sq m



**JAMES
ANDERSON**



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		55	60
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		

