



**JAMES  
ANDERSON**



## FOR SALE

**£450,000**

### Garden Road, Richmond, TW9

A well presented ground floor modern apartment with over 650 square foot of accommodation and a private south facing patio. This light and spacious property is offered for sale with no onward chain and has accommodation arranged to provide open plan living with a high gloss kitchen and integrated appliances, a modern family bathroom, a generous principal bedroom with built in wardrobes, a second bedroom and a private south facing garden. The set in a modern development located moments from North Sheen station, offering communal gardens, bike shed and lift access. North Sheen station (Zone 3) is just a short walk, as is Richmond town centre with its extensive shopping and leisure facilities and transport links. Kew Gardens and village and Richmond Park are also near by. Lease and service charge information is available upon request.



Two Bedrooms



One Bathroom



Open Plan Kitchen / Living Area



Modern Fully Integrated Kitchen



EPC Rating A



North Sheen Station & Richmond



Excellent Local Primary Schools



Popular Modern Development

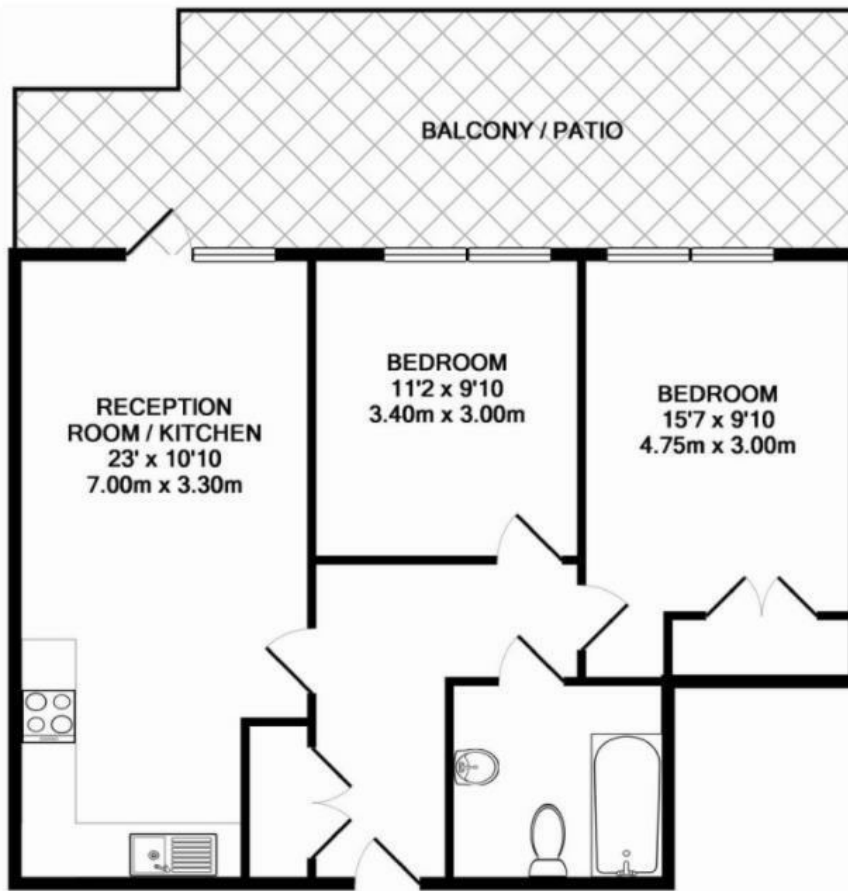


Private Terrace



No Onward Chain





GARDEN ROAD, TW9  
TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.7 SQ.M.)

All measurements taken to RICS Guidelines for Gross Internal Area. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>93</b>	<b>93</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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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