

2 Bed Maisonette In Victoria Parade Sandycombe Road, Richmond, TW9 3NB

£649,990





SHORT DESCRIPTION

Property Ref: 14816 Charming 2-bedroom Maisonette with Private Garden in Prime Kew Location Nestled on the desirable Victoria Parade along Sandycombe Road, this beautifully presented two -bedroom ground floor maisonette effortlessly combines elegant period charm with modern comforts. Featuring high ceilings and original wooden flooring, the home exudes character, while thoughtful upgrades - including a newly fitted kitchen and built in storage - add a contemporary touch to the home. The maisonette offers a generously sized primary and well-sized second bedroom, a bright and spacious living room and a stylish modern bathroom. French doors open from the living area onto a private patio garden, creating a wonderful outdoor retreat perfect for relaxing or entertaining. A separate front garden adds to the property's appeal and provides additional outdoor space. Comfort and security are key, with double glazing, gas central heating, and a high-quality Banham security system for peace of mind. The property benefits from side access and its own entrance. Ideally situated just moments from the iconic Kew Gardens and the charming Kew Village, residents can enjoy an array of local shops, cafes, restaurants and pubs. Commuters will appreciate the excellent transport links, with Kew Gardens Station minutes away offering access to the District and Overground lines. Kew Bridge, North Sheen and Richmond stations are all just a short walk away providing fast and easy connections to central London, including Clapham Junction and Waterloo. Don't miss out on this rare opportunity - for more information or to book a viewing, please contact our dedicated sales team

Property Type: Maisonette Full selling price: £649990.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 171 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £0.00 Council tax band: D EPC rating: C Measurement: 671 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Permit Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Sale (Only an onward chain of one) Possession of the property: Self-occupied -----

2

Bed Room(s)

1

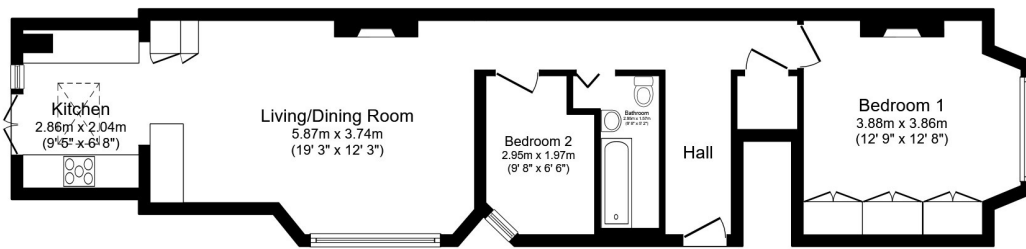
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 62.3 sq.m. (671 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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