



An impressive two bedroom garden flat in central Richmond.

**Spring Grove Road, Richmond, Surrey, TW10**

£795,000 Share of Freehold





Impressive private rear garden • High ceilings • Close to Richmond station • Feature fireplace • Share of freehold

#### Local Information

Spring Grove Road, is a highly sort after road in Richmond. Richmond station (District line and Mainline) is approximately 0.7 miles away. There is fast access to the City and West End which can be achieved from Richmond main line (from 16 minutes to London Waterloo) and underground station.

It is within walking distance of Richmond's bustling river frontage and the town centre. This 'village' area provides a bakery, delicatessen and various other independent shops. Richmond town centre benefits from most of the recognised High Street retailers, the famous Richmond Theatre, two cinemas and a range of restaurants and bars.

Richmond has some of the finest state and independent schools in the country which include Kings House, The Old Vicarage, The Vineyard and St Elizabeth's Roman Catholic School.

#### About this property

This well presented apartment has two good size double bedrooms and direct access onto a large private garden. The garden is mainly lawned, but has a patio area for table and chairs.

Set on ground level, the apartment has a spacious reception room with high ceilings

feature fireplace and wooden flooring. The kitchen is well designed and has direct access onto the garden.

#### Tenure

Share of Freehold

#### Local Authority

London Borough of Richmond Upon Thames

#### Energy Performance

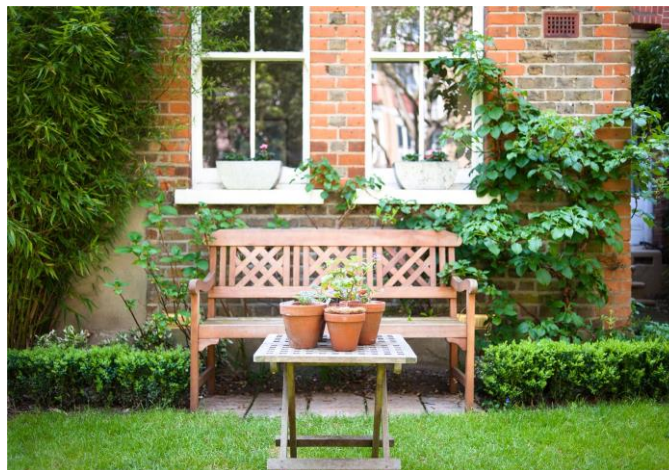
EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Richmond Office. Telephone: +44 (0) 20 8614 9100.







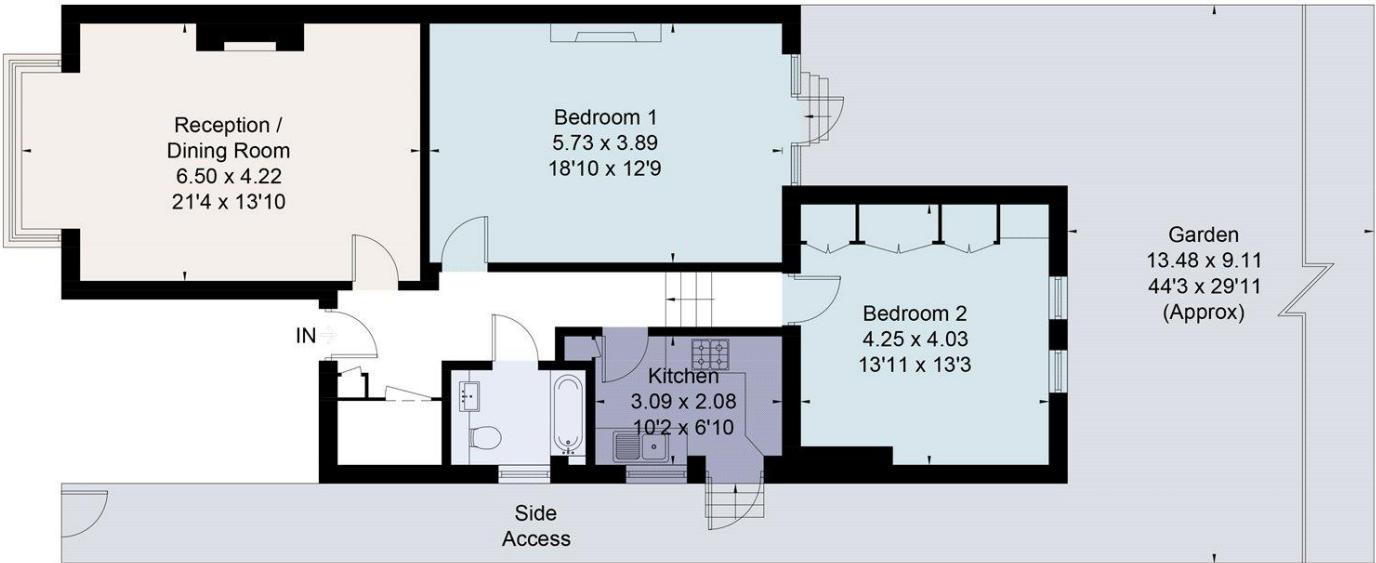


Spring Grove Road, Richmond, Surrey, TW10  
Gross Internal Area 982 sq ft, 91.2 m²

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Approximate Area = 91.2 sq m / 982 sq ft  
Including Limited Use Area (1.8 sq m / 19 sq ft)  
For identification only. Not to scale.  
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Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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