



## A ONE BEDROOM MODERN APARTMENT.

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GARDEN ROAD  
RICHMOND, TW9

**Guide Price £425,000**



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GARDEN ROAD  
RICHMOND, SURREY

**Guide Price £425,000**

Spacious Reception Room • Open Plan Fitted Kitchen • Modern Bathroom • Underground Parking • No Forward Chain

1 Bedrooms • 1 Bathrooms • 1 Receptions

• EPC Rating = A

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### Description

This is a spacious one bedroom apartment on the second floor of a modern building. The property has well maintained communal gardens, lift and underground parking.

N.B Photos used are from the one bedroom show flat, not of the individual flat.

### Tenure

Leasehold - 125 Years from 2012

### Local Authority

London Borough of Richmond upon Thames

### Directions

Directions

### Viewing

Strictly by appointment with Savills.





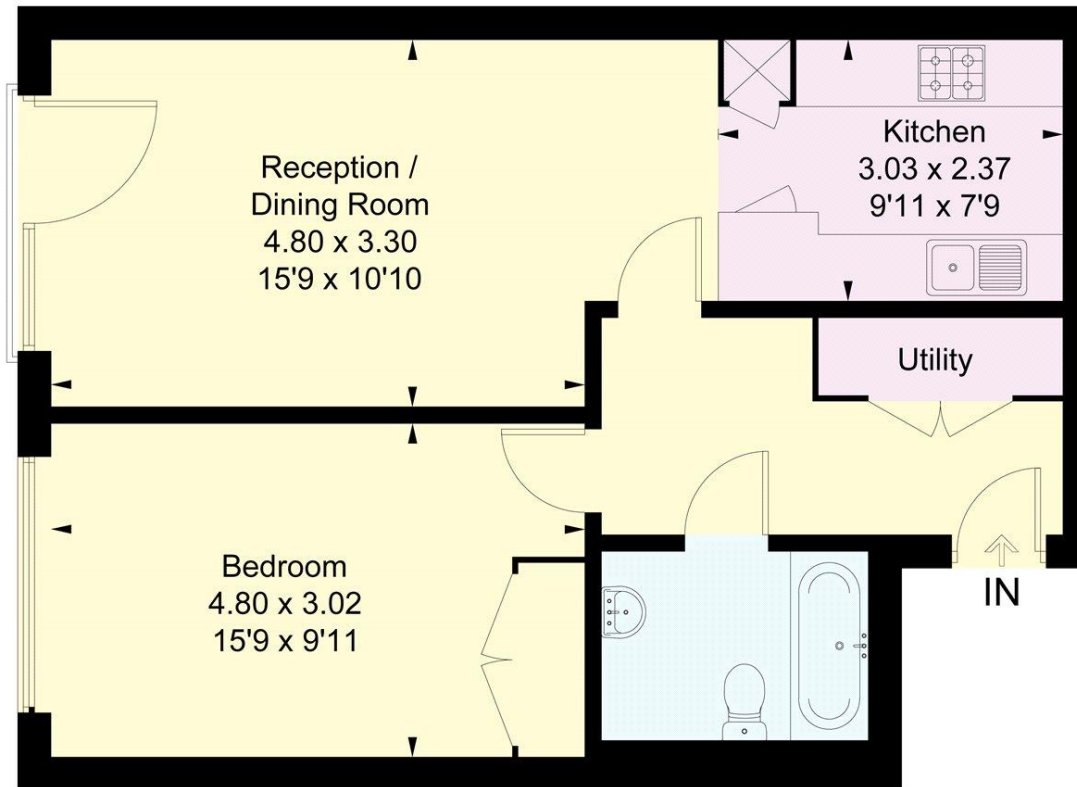


## FLOORPLANS

Gross internal area: 603 sq ft, 56 m<sup>2</sup>



Approximate IPMS2 Floor Area = 56 sq m / 603 sq ft  
For identification only. Not to scale.  
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## Second Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) <b>A</b>	95	95
(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		
England, Scotland & Wales EU Directive 2002/91/EC		