



A spacious two bedroom split level apartment close to Richmond station.

Evelyn Road, Richmond, Surrey, TW9

£740,000 Share of Freehold



First and second floor • Well presented throughout • Share of freehold • Separate kitchen and living room • Close to the Old Deer Park

Local Information

The apartment is enviably located within just a few hundred metres of Richmond town centre and train station, and even closer to the superb and buzzy selection of shops, pubs and restaurants that can be found at the end of the road.

Richmond has a great array of shops and boutiques, that are sophisticated yet provide a charming village atmosphere, and is also much acclaimed for its wonderful theatre on nearby Richmond Green (once a jousting ground for Henry VII's Tudor Palace and today home to more gentle pursuits such as Sunday afternoon cricket). Richmond Park and a particularly scenic stretch on the River Thames provide an ideal retreat from the hubbub of daily life, as do the open acres of Old Deer Park that can also be found within a few hundred metres.

Local schools enjoy an excellent reputation and are considered amongst some of the best in the country.

About this property

This spacious apartment is located on the first and second floor of a Victorian townhouse. On the first floor you will find a large south facing reception room and a well presented kitchen. On the second floor is the master

bedroom, second double bedroom and a family bathroom. The apartment has good natural light and is in good decorative condition throughout.

The apartment has gas central heating and integrated Siemens appliances such as microwave, hob/ oven, dishwasher and washing machine.

Tenure

Share of Freehold

Local Authority

Richmond

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.





Evelyn Road

Approximate Gross Internal Area = 884 sq ft / 82.1 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	71
(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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