



Brick Farm Close, Richmond TW9 4EG

welcome to

Brick Farm Close, Richmond

A superbly presented top floor flat with 3 double bedrooms, reception room with private balcony, modern kitchen and bathroom. Ideally located close to Kew Village and excellent transport links into central London and Stratford. Viewing highly recommended.



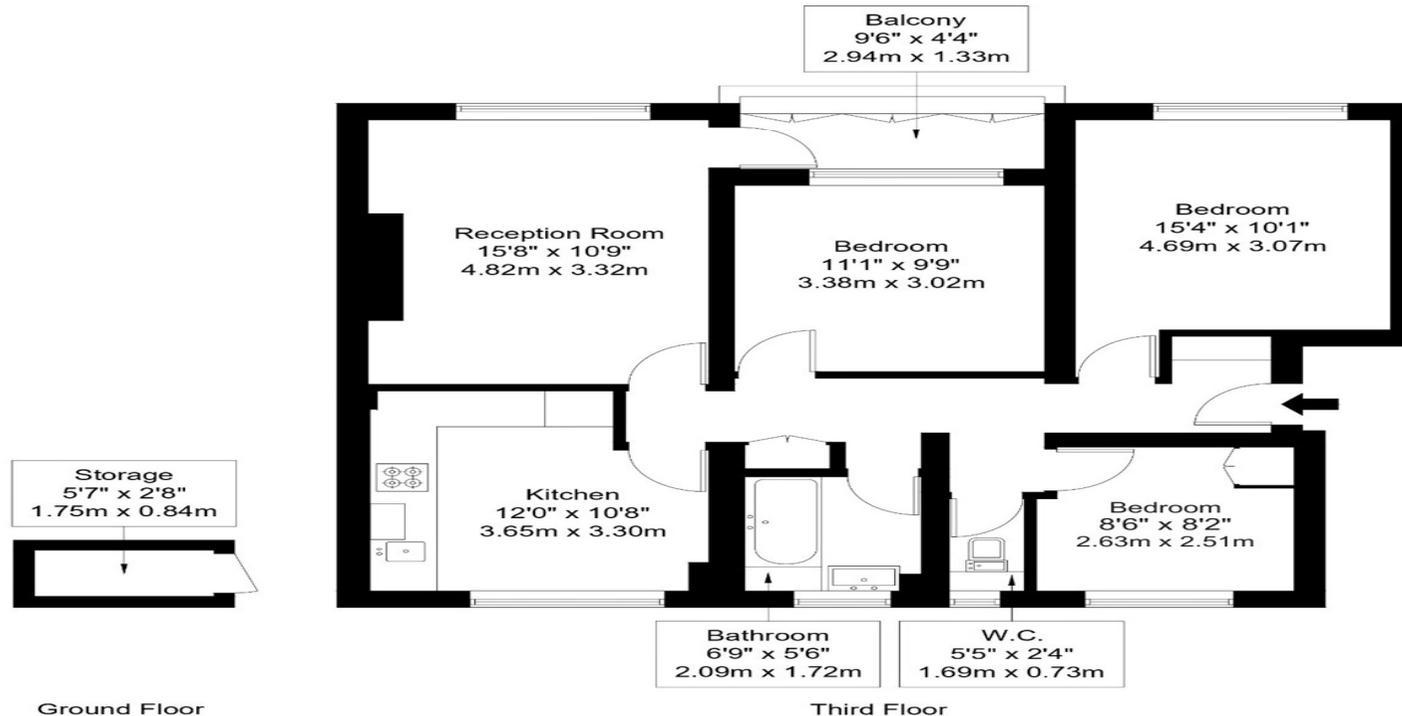
Brick Farm Close, TW9 4EG

Approx Gross Internal Area = 76.29 sq m / 821 sq ft

Balcony = 3.91 sq m / 42 sq ft

Storage = 1.47 sq m / 16 sq ft

Total = 81.67 sq m / 879 sq ft



A superbly presented 3 double bedroom top floor flat, located in Kew a short walk from the Village Centre. Having good sized rooms and a private balcony, this is an excellent first-time purchase, equally may suit a growing family. Nearby is the Kew retail park, Kew Station with the district line tube into central London and overground lines to Stratford. Plus, the world renown Kew Gardens. The accommodation comprises, Entrance Hall providing access to all rooms, reception room with private balcony, 3 double bedrooms, bathroom and separate W/C. Modern Kitchen. Good storage plus an external store. Parking on a first come first served basis.

The property is share of freehold.

Service charges of £1600 per annum approx.

EPC- D

Council Tax- D.

Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BLEUPLAN

welcome to

Brick Farm Close, Richmond

- 3 Double Bedrooms
- Modern kitchen and bathroom
- Excellent presentation
- Great Location
- Share of Freehold

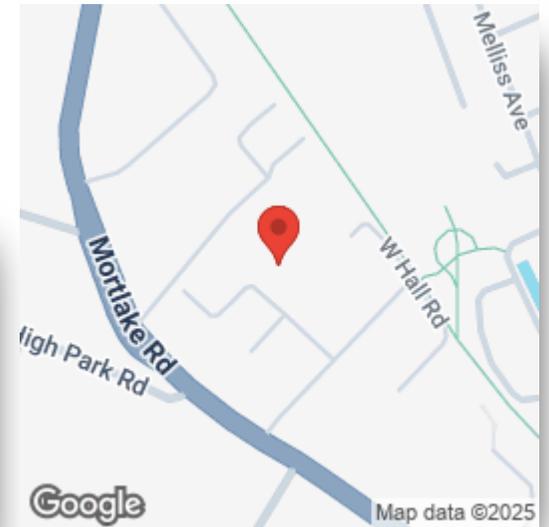
Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SHN106360



Property Ref:
SHN106360 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8876 0152



EastSheen@barnardmarcus.co.uk



371 Upper Richmond Road West, East Sheen,
LONDON, SW14 7NX



barnardmarcus.co.uk