



**JAMES  
ANDERSON**



## FOR SALE

**£450,000**

Lower Richmond Road, Richmond, TW9

A luxury two double bedroom apartment offering over 900 Sqft of living space and an exceptional standard of finish throughout. This beautiful flat is located on the first floor and offers two double bedrooms, two modern bathrooms (one en-suite) and a large open kitchen family room with a modern fully integrated kitchen. The property offers ample built in storage and other benefits include an allocated parking space and access to well maintained communal gardens. Owens Court is part of a modern development located on Lower Richmond Road, offering communal gardens, bikes sheds, parking and lift access. North Sheen (Zone 3) station is just a short walk, as is Richmond town centre with its extensive shopping and leisure facilities and transport links. Kew Gardens and village and Richmond Park are also near by. Lease and service charge information is available upon request.



Two Double Bedrooms



Two Modern Bathrooms



Open Plan Living Family Room



New Fully Equipped Kitchen



EPC Rating C



Close To North Sheen Station & Kew Gardens Tube



Near Outstanding Primary Schools (Holy Trinity and Marshgate)



Close To Shops & Amenities



Allocated Off Street Parking

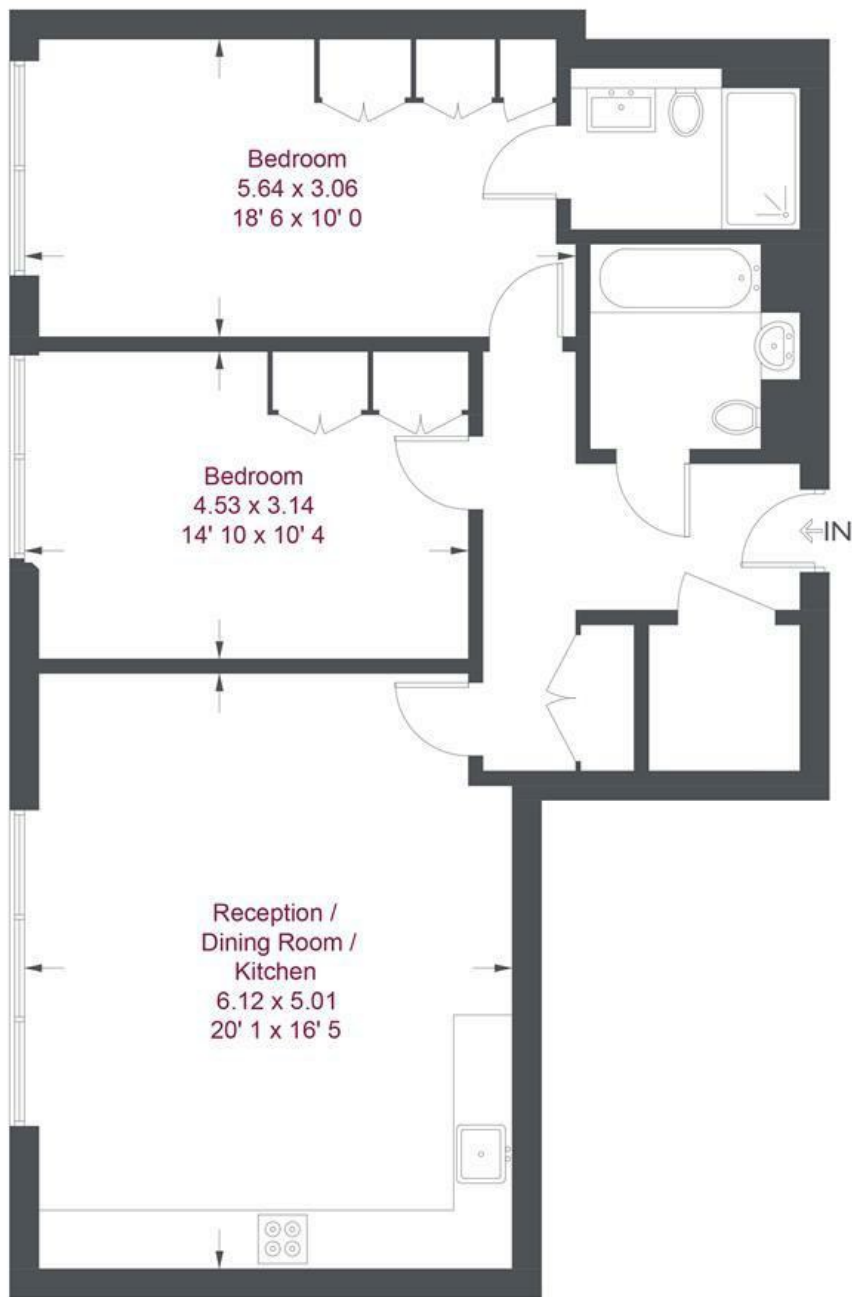


930 Sqft (86.4 sqm)



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611



First Floor

### Owens Court

Approximate Gross Internal Area = 930 sq ft / 86.4 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

