



Riverdale Road, London TW1

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A superb one bedroom apartment situated on the raised ground floor of this striking period property ideally situated between Richmond Bridge and St Margaret's train station.

Spanning approximately 914 sq ft, the property briefly comprises a spacious reception room with double-height ceilings and a bay window, generous double bedroom, separate kitchen and bathroom.

The property itself is offered to market with no onward chain and allocated parking.



**Guide price:** £550,000

**Tenure:** Leasehold: approximately 250 years remaining

**Service charge:** £1,312 PA, reviewed every 1 year, next review due 2023

**Ground rent:** £300 PA, reviewed every 1 year, next review due 2023

**Local authority:** London Borough of Richmond Upon Thames

**Council tax band:** D



## Location

Riverdale Road is conveniently located for both Richmond centre and St Margarets along with all of the facilities found in this very popular location.

There are numerous bars, restaurants and shops close to hand along with the two Richmond Cinemas, Richmond and Orange Tree Theatres and several Royal Parks including the 2,500 acres of Richmond Park and picturesque Marble Hill Park.

The train station at Richmond offers a very rapid link into central London, Waterloo is less than 20 minutes and Sloane Square via the District Line underground approximately 25 minutes.

\*All times and distances are approximate.



## Approximate Gross Internal Floor Area 84.87 sq m / 914 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2022. Photographs and videos dated August 2022.

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