



Cardigan Mansions, Richmond **TW10**



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A beautifully proportioned two bedroom apartment situated on the ground floor of this handsome Victorian mansion block ideally positioned on the lower slopes of Richmond Hill. Extensive work has recently been completed by the owners of the property providing the new buyer with peace of mind.

Built in 1896, Cardigan Mansions is ideally positioned for access to Richmond High Street, the river, Terrace Gardens and within easy access of Richmond mainline station.



Offers in excess of: £850,000

Tenure: Leasehold: approximately 978 years remaining

Service charge: £943.20 per annum, reviewed every year, next review due 2025

Local authority: London Borough of Richmond Upon Thames

Council tax band: E





Spanning 841 sq ft, the property briefly comprises an entrance hall, reception room, separate kitchen, two double bedrooms and a family bathroom.

The property further benefits from access to communal gardens and being offered to the market with a long lease.

Location Description

Cardigan Mansions is well positioned on Richmond Hill, moments away from the numerous facilities found in the town centre including bars, restaurants, cinema and theatre.

Other places of interest include the UNESCO World Heritage Site - The Royal Botanic Gardens at Kew, Twickenham Stadium and Ham House.

Schools in the area include King's House School, Old Vicarage School, Marshgate Primary School and The Vineyard School.

Local transport links include numerous bus routes to surrounding areas, plus fast and frequent trains to central London via both South West trains (Waterloo 19 minutes) and London Underground's District Line (West End 38 minutes). The property is well placed for access to the A316/M3, M4 and M25 motorways, and is situated 6.8 miles from Heathrow airport.

•All times and distances are approximate.





Richmond Hill TW10

Approximate Gross Internal Floor Area
78.1 sq m / 841 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.



Lower Ground Floor

Knight Frank

Richmond

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We would be delighted to tell you more

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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 April 2024. Photographs and videos dated April 2024.

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