



Cardigan Road, Richmond **TW10**

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# Cardigan Road, Richmond TW10

Occupying the entire second and third floor of this detached building the property has a through reception room with tall ceilings, fantastic light and views over Cardigan Road to the front and gardens at the rear. The bespoke kitchen was handmade in Sweden by Kvänum and shipped over by the current owners. There is also a bathroom and dining room on this floor which was previously a bedroom and could be re-instated if the new owners wish. On the upper level is the principle bedroom along with another room currently being utilised as a walk in wardrobe. Another shower and utility room also made by Kvänum can be found which and both rooms have had a new dormer window added to create a larger more usable space.



**Guide price:** £995,000

**Tenure:** Share of freehold plus leasehold, approximately 951 years remaining

**Service charge:** £1,400 for the period 01/01/2023 - 31/12/2023, reviewed annually, next review due 2024

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

**Council tax band:** E





The apartment has been meticulously maintained and improved and is being sold chain free.

## Location Description

Cardigan Road is well located for the amenities on Richmond Hill, with Richmond Park, Terrace Gardens, Richmond Riverside and Richmond town centre all being close by. Richmond train station offers access to and from London by tube or rail via the District line, South Western trains and the London Overground service. Some of the area's best schools are located close by, in particular the Vineyard Primary School which is described as 'Outstanding' in the latest Ofsted Report and which is located on Friars Stile Road almost opposite the entrance to Cardigan Road.



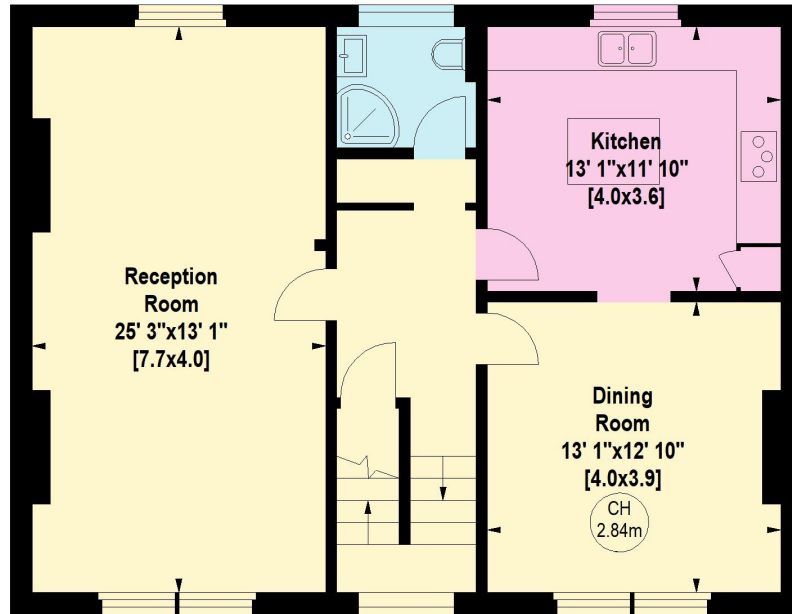
# Cardigan Road TW10

Approximate Gross Internal Area : 142.8 Sq. metres  
(Including Eaves Storage) 1537 Sq. feet

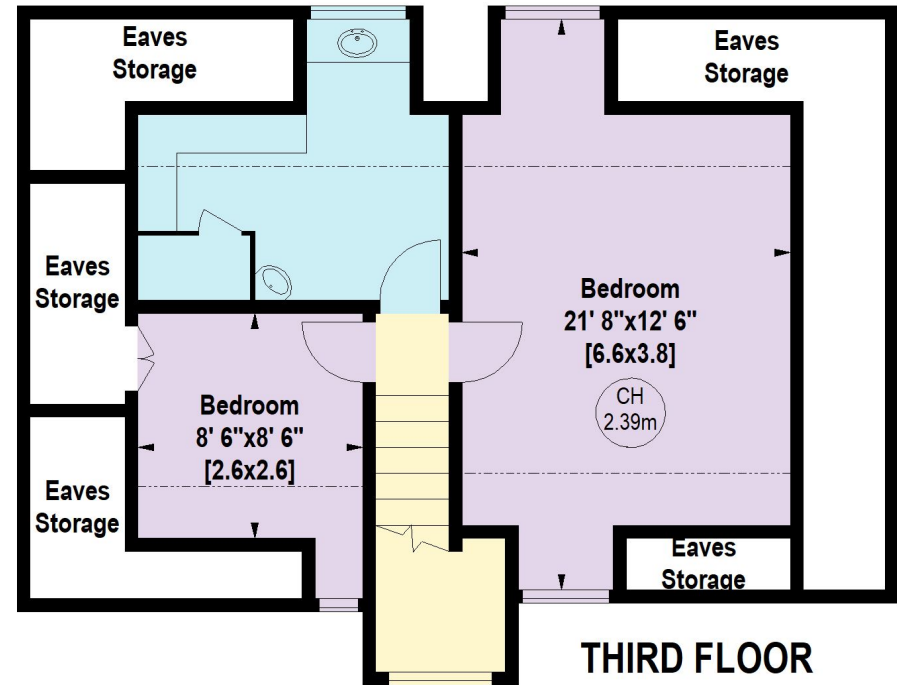
Eaves Storage : 19.4 Sq. metres  
209 Sq. feet



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 May 2024. Photographs and videos dated May 2024.

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