



63D Sandycombe Road

Richmond, TW9 2EP

63D is situated within a newly constructed secure gated mews. The property is situated on the ground floor with parking.

1,514 sq ft
(140.66 sq m)

- New Build
- Open Plan
- Air Cooling
- Under Floor Trunking
- Parking Space
- LED Lighting
- EPC A (17)

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Summary

Available Size	1,514 sq ft
Price	Offers in the region of £675,000
Business Rates	To be assessed
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	On application
EPC Rating	A (17)

Description

Forming part of a new secure mews development, the property comprises an open plan ground floor unit benefiting from excellent natural light. The premises have been finished to a high standard and include laminate flooring incorporating floor boxes, fully fitted kitchen and cloakroom. The unit benefits from a very favourable A(17) EPC rating. In addition there is one onsite car parking space. There is a 2 bed flat available in the development, full terms on application.

Property Highlights / Amenities

- Furnishing: Unfurnished
- Fitout Concept: CAT A
- Self-contained: Yes
- Fitout Comment: Ready To Occupy
- Access control system: Yes
- Floor Type: Under floor trunking
- Good ceiling height: Yes
- Build Status: New Build - Existing

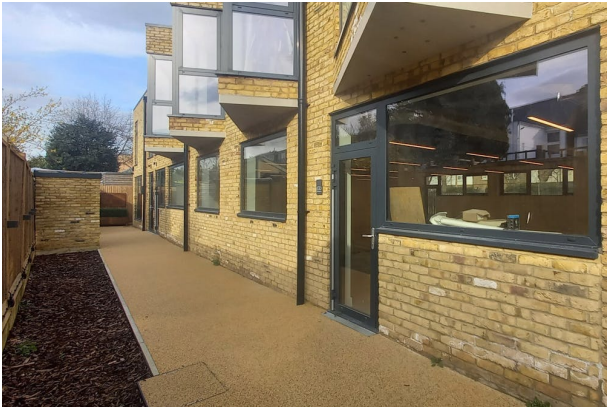
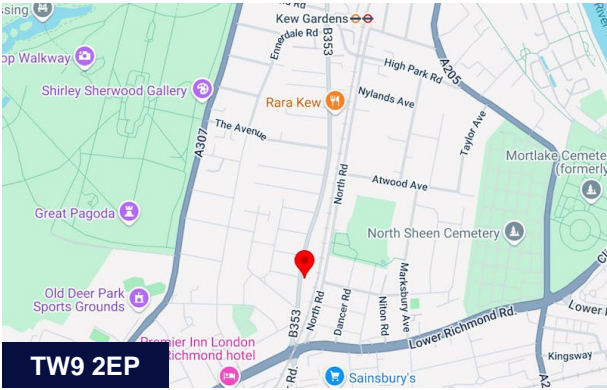
Location

The property is situated on Sandycombe Road, which links the A316 with Kew Village. The A316 provides a direct link to the M3 and the M25 London Orbital Motorway. The property is equidistant from North Sheen Station (Mainline) and Kew Gardens Station (District & Overground) both being approx. within 0.5 miles. There are a number of bus routes which serve the area. There are excellent local shopping facilities at Kew Village and a Sainsburys supermarket at North Sheen.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Whole	1,514	140.66	Available
Total	1,514	140.66	



Viewing & Further Information



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