



## Hardwicke Road, Richmond, TW10

Approximate Area = 850 sq ft / 79 sq m

For identification only - Not to scale

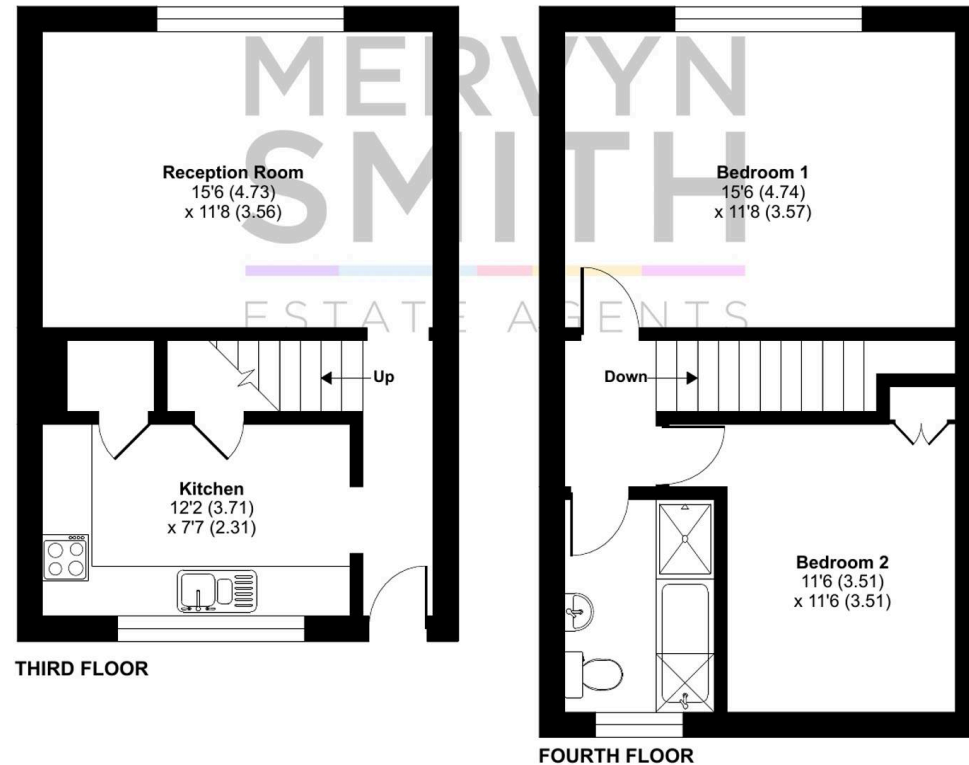


- Bright & Spacious 2 DOUBLE BEDROOM DUPLEX over the top two floors enjoying spectacular horizon views towards Richmond Park.
- Attractive location near the edge of Ham Riverside Lands and next to the cycle path from Teddington Lock to Richmond Park.
- Fitted kitchen with hob, oven, dishwasher, washing machine and fridge freezer all included !
- Bathroom with both a bath and a walk in shower.
- Both bedrooms have inbuilt wardrobe cupboards in addition to their room sizes.
- All double glazed : Gas central heating system with a Vaillant condensing combi boiler : Electrics updated with metal consumer box installed 2023.
- PRIVATE GROUND FLOOR BIKE/STORE SHED.
- Within reach of Grey Court School and a choice of primary schools and nurseries.
- View from Bedroom 2 looks across to Richmond Park on the horizon and both Star and Garter and Stuart Court visible on Richmond Hill.
- READY FOR A QUICK SALE WITH VACANT POSSESSION AND NO CHAIN!

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





### **Communal Entrance**

Secure entry door at ground floor with entryphone system. Stairs up to 3rd floor and walkway to the flat.

### **Hall**

Entrance door, laminate floor, radiator.

### **Reception Room**

Double glazed window overlooking the gardens below, radiator. laminate floor.

### **Kitchen**

Laminate floor, double glazed windows to front aspect, units fitted at eye and base level with tile flashback, inset sink unit, inset hob with hood over, underbuilt oven, spaces for dishwasher, washing machine and fridge freezer, doors to under staor cupboard and to floor to ceiling cupboard.



## Upper floor Landing

Staircase from hall to 1st floor landing.

## Bedroom 1

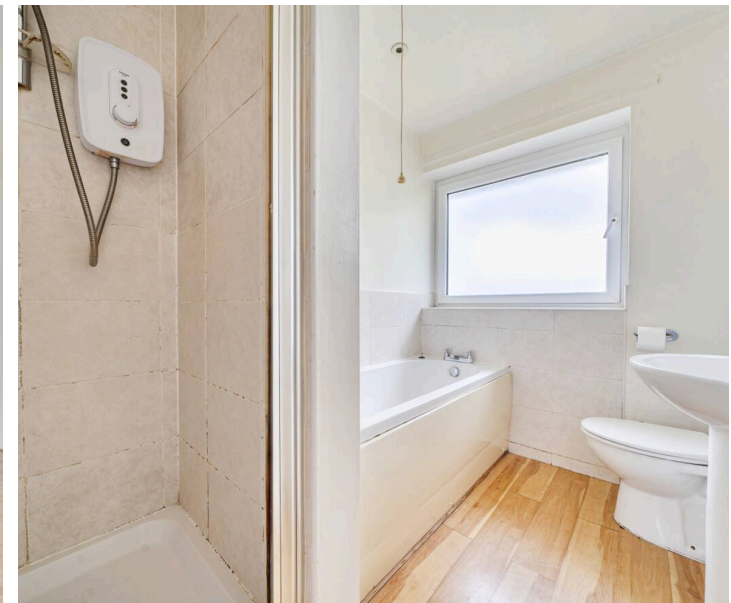
Double glazed windows, trap door to loft, double doors to inbuilt wardrobe cupboard in addition to given room dimensions.

## Bedroom 2

Double glazed window with lovely horizon view towards Richmond Park and Richmond Hill, double doors to inbuilt wardrobe cupboard in addition to room dimensions, radiator.

## Bathroom

Laminate flooring, walk in shower cubicle, wash hand basin, WC, panel enclosed bath, frosted double glazed window, spotlights. heated towel rail.



### Communal Garden

Lawned area with trees to the rear of the block.

### Ground floor Bike/Store Shed

Brick built private bike/store shed in battery to the rear of the block.

### On street Parking

There are no meters or parking restrictions around the block.





## Mervyn Smith

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