



Chancery House, Levett Square, Richmond, TW9

Asking Price: £650,000



Chancery House, Levett Square, Richmond, TW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This spacious apartment has a modern kitchen, which is linked to the reception room, complete with integrated appliances and good levels of natural light. The main bedroom, has impressive proportions and comes complete with walk-in wardrobe and an en-suite bathroom. There is a further second double bedroom and a family bathroom. The hallway has a built-in storage area and there is also a south-west facing balcony leading off the reception room.

Based on the bank of the river, this development of Levett Square is a recently built and sought after residential development set within communal grounds and benefitting from a 24 hour on-site concierge service.

There are many nearby local attractions, with the closest being the beautiful Kew Royal Botanical Gardens. Kew retail park also has an extensive list of major retailers with on-site parking. Between Kew and nearby Richmond there are also a wealth of fine dining establishments. Kew Gardens station is a 10 minute walk from the development, providing District line and Overground services and the local village shopping amenities.





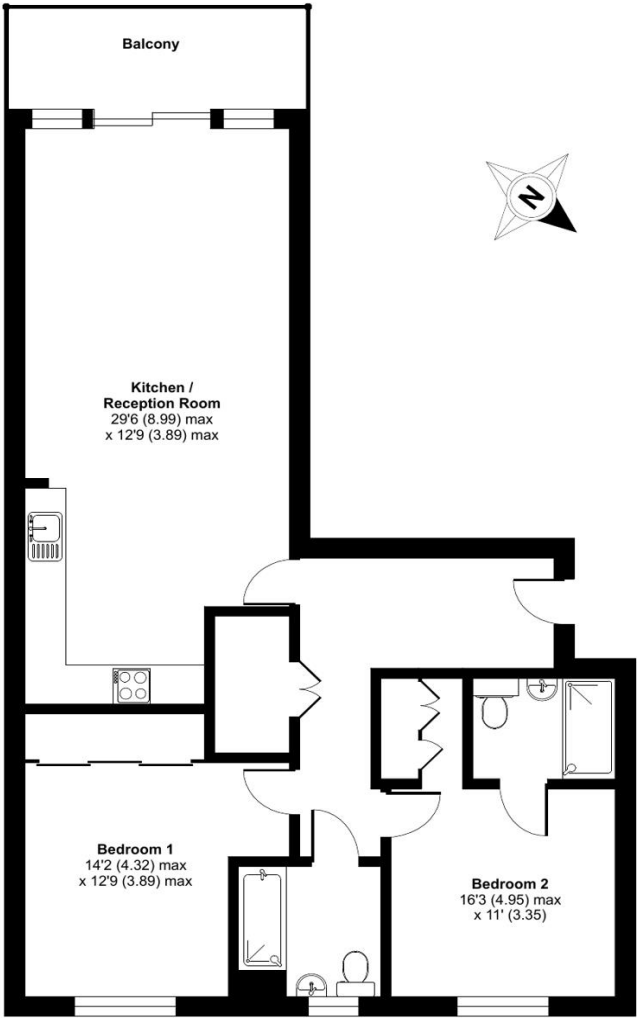
Property Features:

- Two Bedrooms
- Two Bathrooms
- Fourth Floor
- 920 Square Feet (Approx.)
- Private Balcony
- 24 Hour Concierge
- Kew Garden Underground Station (District Line)



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Approximate Area = 920 sq ft / 85.4 sq m
 For identification only - Not to scale



FOURTH FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Benham & Reeves. REF: 1088956

Terms & Conditions:

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Asking Price:	£650,000
Tenure:	Leasehold Expires 26/06/2140 Approximately 116 Years Remaining
Ground Rent:	£400.00 (per annum) for the year 2024
Service Charge:	£4,030.00 (per annum) for the year 2024
Anticipated Rent:	£2,800.00 pcm Approx. 5.2% Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

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