



Hill Rise

RICHMOND, TW10

JOHN D WOOD & CO

London, Country & International Property

Hill Rise

RICHMOND, TW10

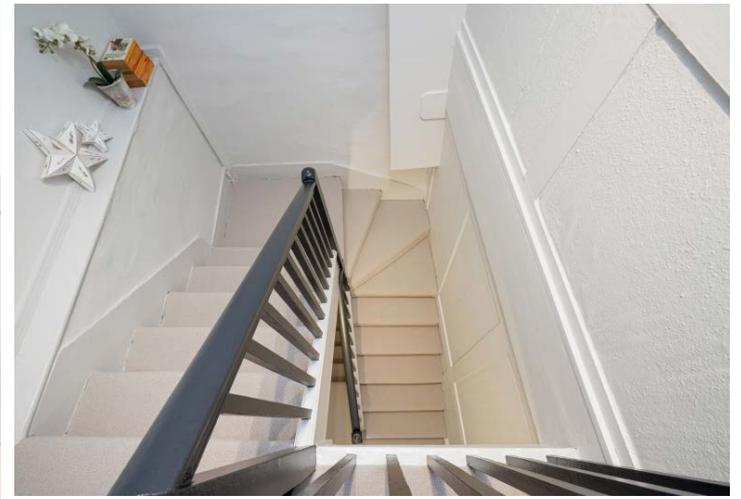


Positioned on the lower slopes of Richmond Hill is this beautiful split level first floor flat. Beautifully decorated throughout, the accommodation benefits from a large open plan kitchen/reception area which is flooded with natural light and with double doors leading onto a sunny and quiet terrace. The property further benefits from two double bedrooms and a large bathroom.

Hill Rise offers a boutique array of amenities, while for a more varied range Richmond is also within easy reach. The picturesque footpaths of the River Thames and the green open spaces of Petersham Fields and Richmond Park are just moments away.

**Two Double Bedrooms, Bathroom, Reception/
Dining Room, Kitchen, Beautiful Period
Features, Split Level Flat, Terrace**





Local Authority: Richmond upon Thames

Tenure: Leasehold

Service Charge: £1,000 pa approx.

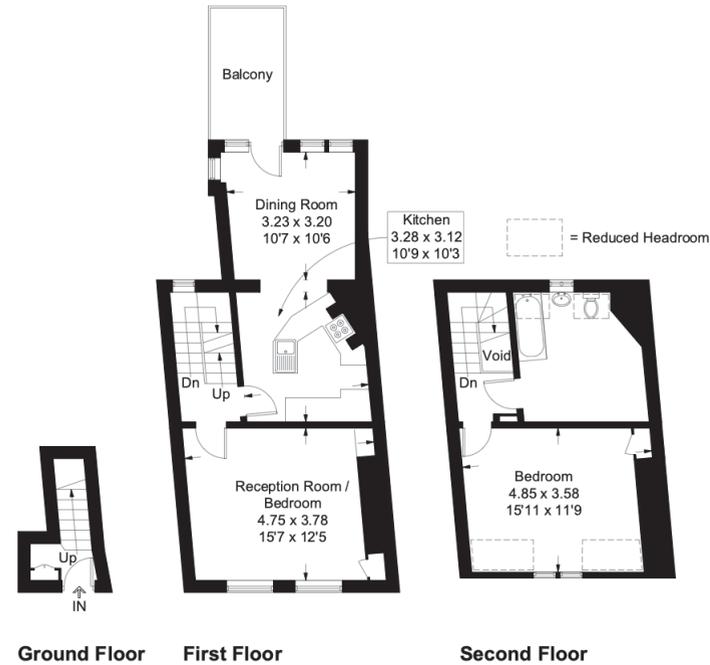
Reference: RIC210038

Approximate Gross Internal Area:
840 sq.ft. / 78 sq.m.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 81.7 sq m / 880 sq ft
(Including Void / Reduced Headroom)
Reduced Headroom = 3.7 sq m / 40 sq ft
Total = 78 sq m / 840 sq ft
(Excluding Reduced Headroom)



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. www.london58.com © 2021 hello@london58.com

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