

FOR SALE

UNITS 15-16 STATION POINT,
121 SANDYCOMBE ROAD, RICHMOND TW9 2AD

RESIDENTIAL DEVELOPMENT OPPORTUNITY

960 SQ FT / 89.00 SQ M

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Units 15-16 Station Point, 121 Sandycombe Road, Richmond

Residential Development Opportunity

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PRICE | £399,950 plus VAT

LOCATION

The property is conveniently located on Sandycombe Road between Richmond and Kew, with nearby access to the A316. The surrounding areas of Kew Village and Richmond provide excellent amenities and are well connected with Kew Gardens, North Sheen and Richmond stations all within walking distance providing a direct overground service to London Waterloo and Underground services via the District Line.



DESCRIPTION

The property now has planning permission and freeholders consent to convert to a 3-bedroom apartment with the benefit of one car space.

The unit is part of a stunning, privately gated courtyard mixed use development within close proximity of the amenities of affluent Kew Village and Richmond upon Thames.



AMENITIES

- Air-conditioning
- Video entry phone system
- WC & shower
- 1 car space
- LED lighting
- Kitchenette
- Floor to ceiling height windows
- Secure cycle storage
- Carpeted throughout
- Communal garden



ACCOMMODATION

The available accommodation comprises the following approximate net internal floor areas:

Floor	Sq Ft	Sq M
Ground	381	35.35
First	579	53.75
Total (approx.)	**960**	**89.00**



TERMS

Virtual freehold basis.

BUSINESS RATES

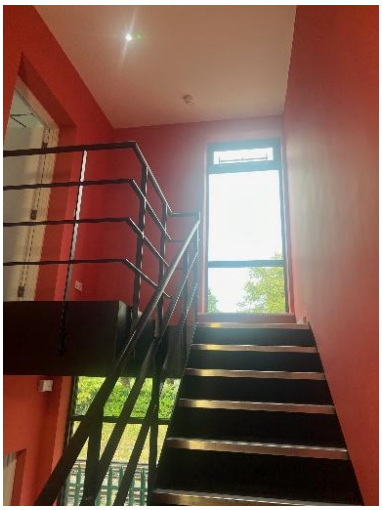
The rateable value is £41,250 which gives rates payable of £20,583.75. Interested parties are advised to make their own enquiries with the Valuation Office Agency.

EPC

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ANTI MONEY LAUNDERING

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