



HELLIWELL & Co.

Strand Drive, Kew, TW9
Offers In Excess Of £350,000





Modern Apartment – Ground Floor – Bright and Spacious – One Bedroom – Double Glazing – Access to Communal Gardens – Private Gated Development – Great Transport Links - Leasehold

Situated within a modern purchase-built block, this beautiful one bedroom apartment, is bright and spacious throughout and is offered to the market as a leasehold. The property features a good-sized reception leading through to a contemporary fitted kitchen, equipped with integrated appliances, a large double bedroom, and a modern bathroom with shower over bath feature. The property further benefits from attractive wooden flooring, neutral décor throughout, access to well-maintained communal gardens and a residence concierge service.

Amelia House is situated within a private gated development and is ideally located for access to Kew Gardens Underground (District Line) and Overground stations. Kew Retail Park is close by along with multiple local shops, pubs, and restaurants. The property also adjoins the popular river Thames tow path offering beautiful walks along the river Thames.

Tenure: Leasehold

Lease length: 99 years remaining approx.

Ground rent: Peppercorn

Service charge: £188.32 per annum approx.

Council tax band: D

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- Ground floor
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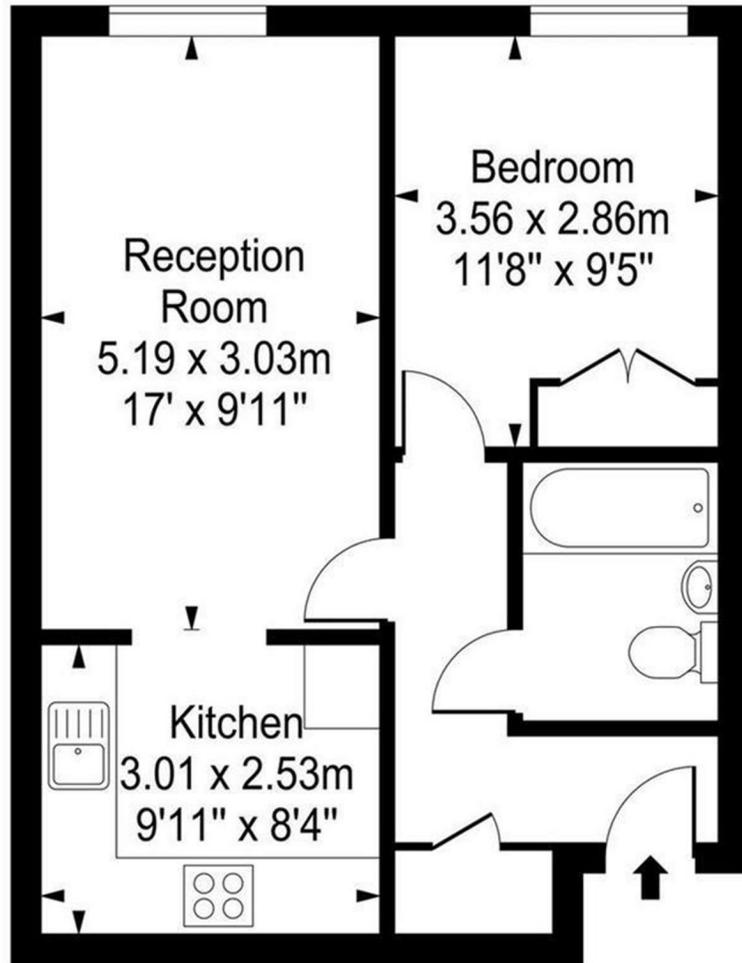
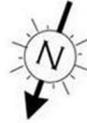
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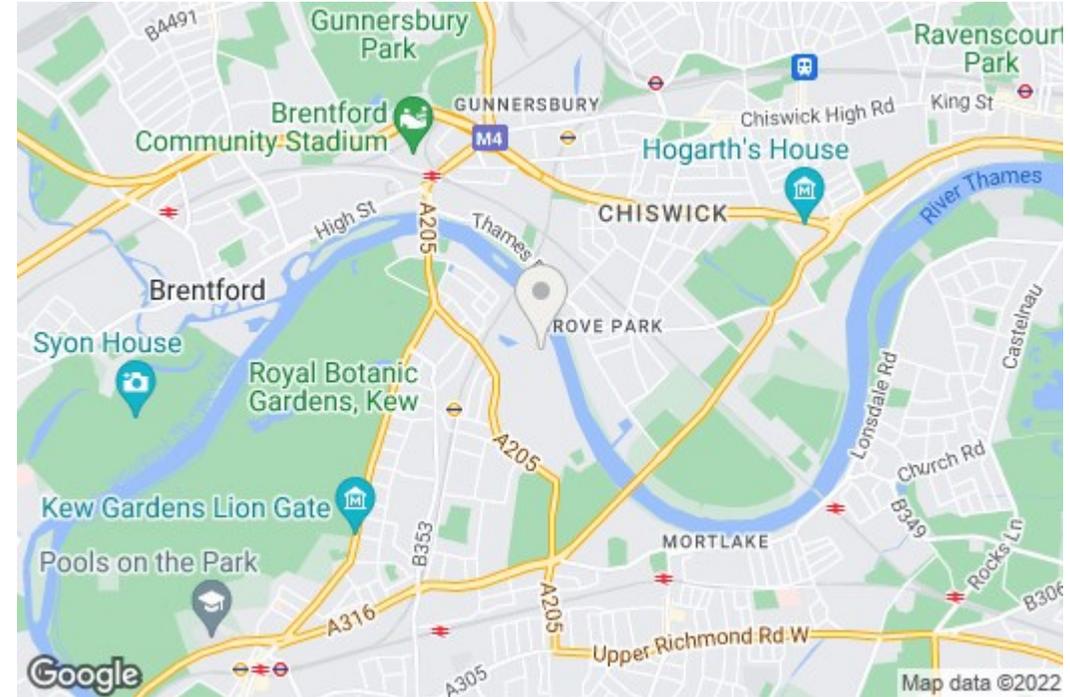
Amelia House

Approx. Gross Internal Area
46 Sq M - 495 Sq Ft



Ground Floor

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	