

LOT

11

210–212 Sandycombe Road, Kew, Surrey TW9 2EQ

Guide Price £1,350,000*

**IMPOSING DOUBLE FRONTED CORNER BUILDING
ARRANGED AS FLATS AND A LOCK UP**



The property is situated in a prime location within walking distance of Kew Gardens Station, local cafes and shops and the famous Kew Gardens. Richmond town centre with its major shops and train station serving underground and overground is within one mile. Good road links are easily accessible including the M4 motorway that connects to central London and Heathrow London airport. The area is well served by local bus routes and is a prime location in which to reside. The property is arranged as a lock up shop with residential flats occupying a corner double property. The property at 210 has its own entrance and comprises two bedroom accommodation over three floors with a workshop at basement level. The flat has its own private roof terrace with fine views. 212 comprises of a vacant shop unit. 210b is a large self-contained studio flat with its own entrance. 212a is a three bedroom flat with its own entrance and has a studio annexe. The property is generally presented in good order although it would benefit from some updating and modernisation throughout. There is rental income from two of the flats at present that we understand is in the region of £22,800 per annum. The rest of the dwelling is vacant.

ACCOMMODATION

210 spacious two bedroom flat over three floors with workshop in basement and roof terrace, EPC lists as 80 sm.

210b Spacious self-contained studio flat. EPC lists as 42 sm

212 Vacant shop unit

212a Three room flat with studio annexe. EPC lists as 63sm

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Richmond Upon Thames
Council Tax Band D
EPC Band all D

VIEWING TIMES

Monday 17th October @ 12.30–1pm
Thursday 20th October @ 12.30–1pm



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN