



RICHMOND

1-9 SANDYCOMBE ROAD



Developer:

Guardian Partners
Limited



Location:

1 – 9 Sandycombe Road,
Richmond

- **Local Authority:**
Richmond Upon Thames,
London Borough
- **Building Insurance:**
BLP 10 year building
warranty from November 2022
- **Architect:**
Ascot Design
- **Tenure:**
999 years leasehold
- **EPC Rating across all 20
units:** B
- **Estimated Service Charge:**
£3 - £4 per sq ft per annum
- **Parking:** Total of 13 car parks
for sale - £35,000
- **Completion:** Completed

The service charge covers the cost of the maintenance of systems and lifts, CCTV, internal and external repairs, communal electricity, cleaning and landscaping, building insurance and reserve fund.






Borough of Richmond

Richmond upon Thames, located in South West London, is an affluent residential district near the River Thames. Known for its beautiful green spaces and rich history, Richmond has become a favourite destination for many locals and tourists.

Richmond delivers the very best of London living; convenient access to the capital, a historic royal pedigree, majestic Georgian architecture and spectacular panoramic river and countryside views.

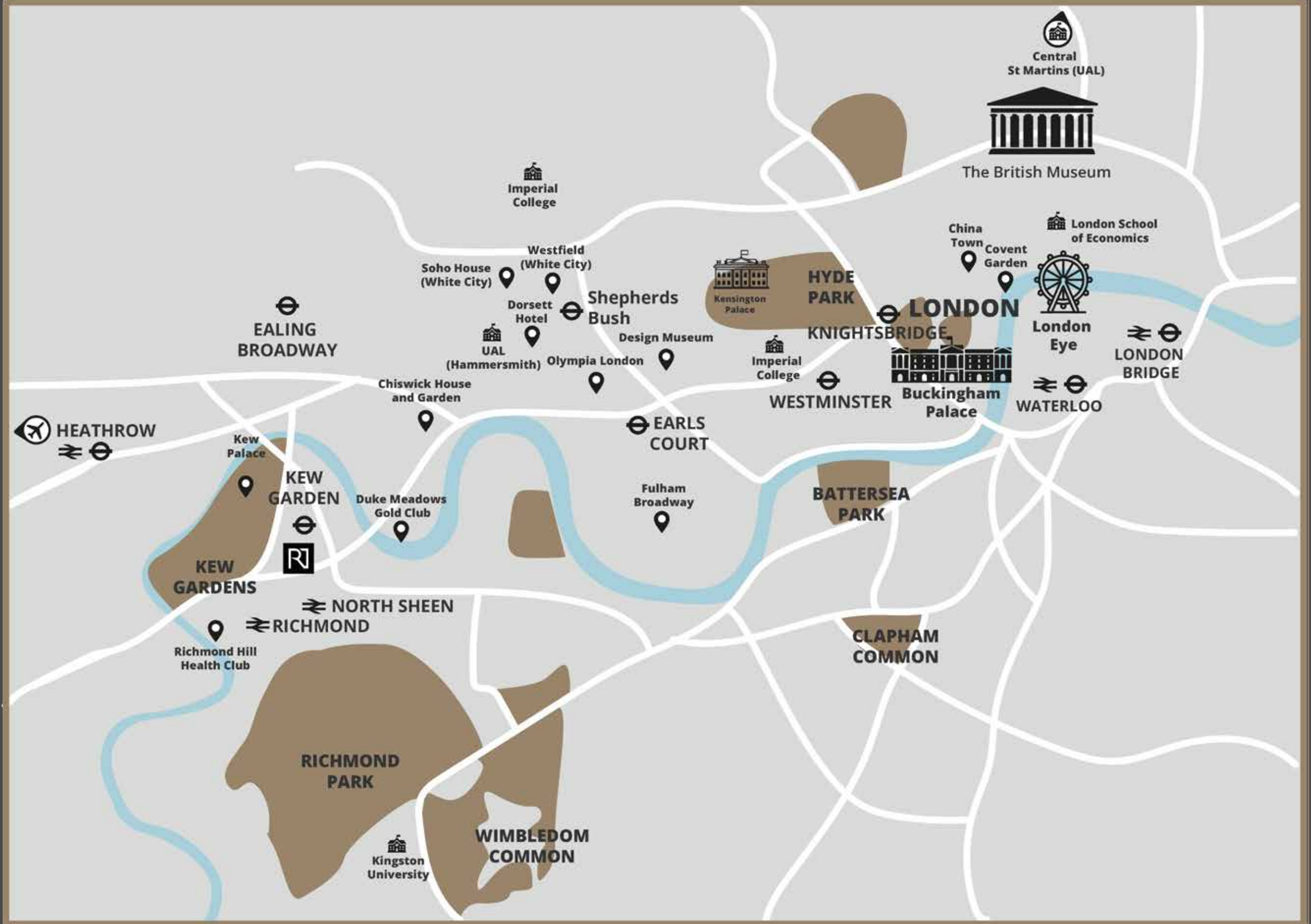


Location

-  NATIONAL RAIL
-  UNDERGROUND
-  UNIVERSITIES/SCHOOLS
-  ACTIVITIES
-  AIRPORT



RICHMOND
1-9 SANDYCOMBE ROAD



Transportation






BY FOOT



BY PUBLIC
TRANSPORTATION



BY CAR

- 4 Sainsbury's Super Store
minutes walk
- 7 North Sheen Station 
- 7 Kew Garden/Kew Road Cafes and Shops
minutes walk
- 10 Kew Garden Station 
- 15 Richmond Station 

- 7 The Quardrant, Richmond High Street
minutes
- 8 Hill Street Cafes and Shops
minutes
- 10 Great Pagoda
minutes
- 12 Kew Retail Park
minutes
- 18 Chiswick High Road
minutes

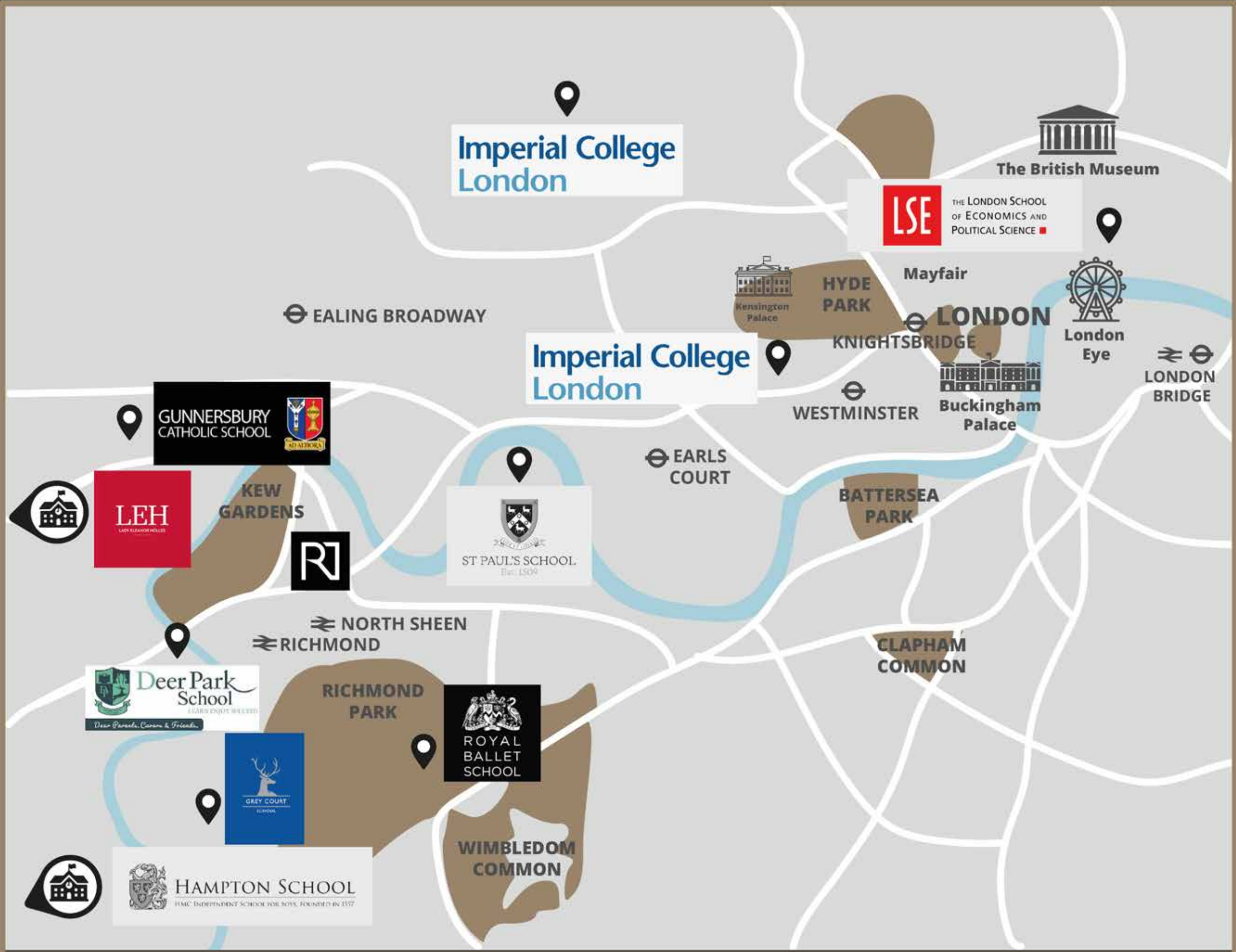
- 6 Dukes Meadows
minutes drive
- 8 Richmond Park
minutes drive
- 8 Richmond Riverside (Cafes and Shops)
minutes drive
- 22 Westfield White City
minutes drive
- 22 Heathrow Airport 

Education



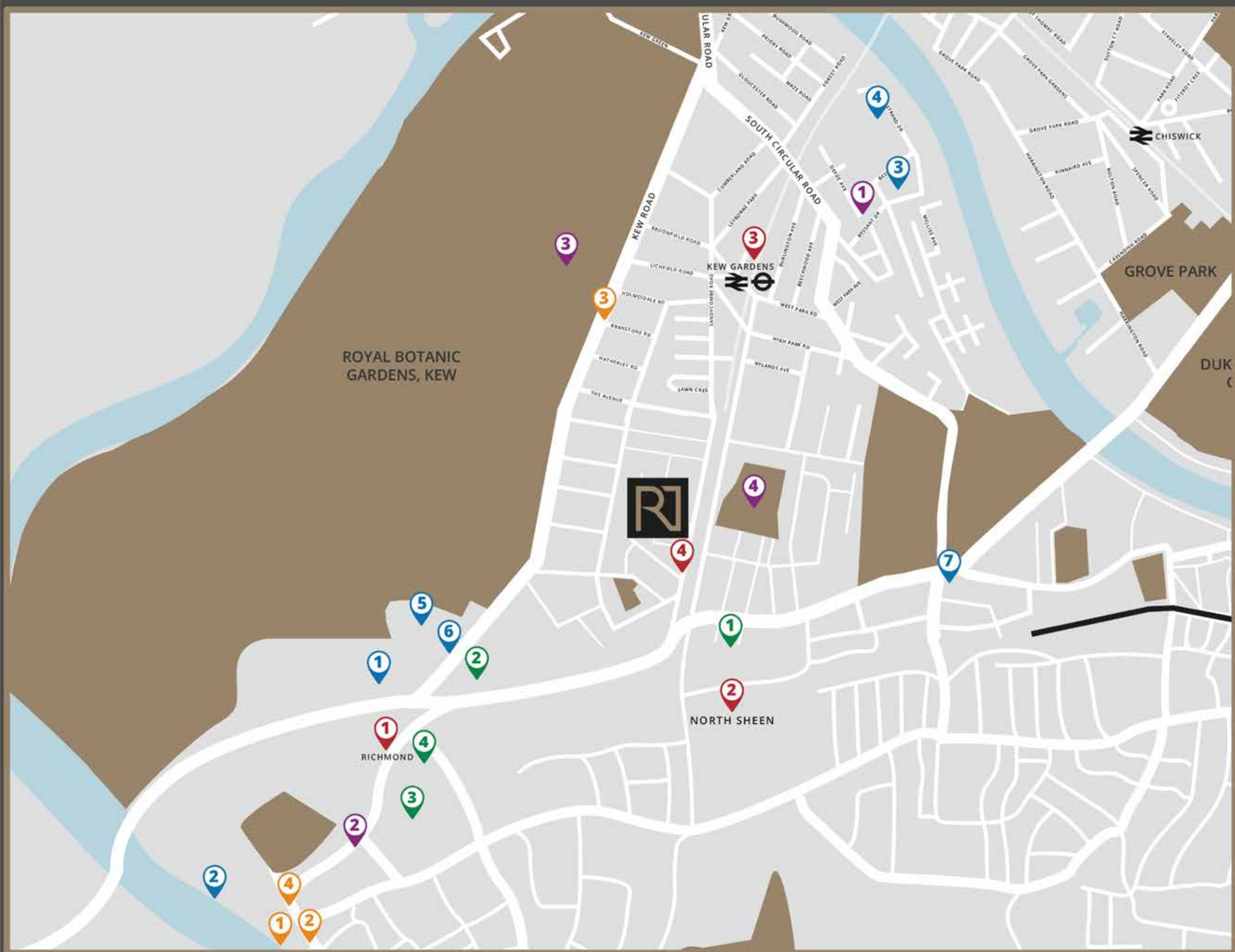
Top Education within 15mins

- Imperial College
- Imperial College (White City)
- London School of Economics (LSE)
- St Paul's School
- Gunnersbury Catholic School
- Deer Park School
- Royal Ballet School
- Grey Court School
- Hampton School
- Lady Eleanor Holles



Richmond Riverside

Areas



Transportation

- 1 Richmond Station
-5 mins bus
- 2 North Sheen Station
-7 mins walk
- 3 Kew Garden Station
-10 mins walk
- 4 Bus 110 to Hammersmith Broadway
-1 mins walk



Healthcare

- 1 The Richmond Dentist
-13 mins bus
- 2 Queen Mary's Hospital
-15 mins bus
- 3 Richmond Medical Group
-7 mins drive
- 4 Medivet 24 Hour Richmond
-3 mins drive



Leisure

- 1 Kew Retail Park
-14 mins walk
- 2 The Quardrant
-13 mins bus
- 3 Kew Garden
-8 mins walk
- 4 North Sheen Playground
-9 mins walk



Supermarkets

- 1 Sainsbury's Super Store
-4 mins walk
- 2 Tesco Express
-10 mins walk
- 3 Waitrose
-8 mins bus
- 4 M&S
-3 mins drive



Food&Beverage

- 1 Richmond Riverside
-8 mins by car
- 2 Hill Street
-8 mins by bus/ tube
- 3 Kew Road
-10 mins walk
- 4 The Ivy Richmond
-9 mins bus



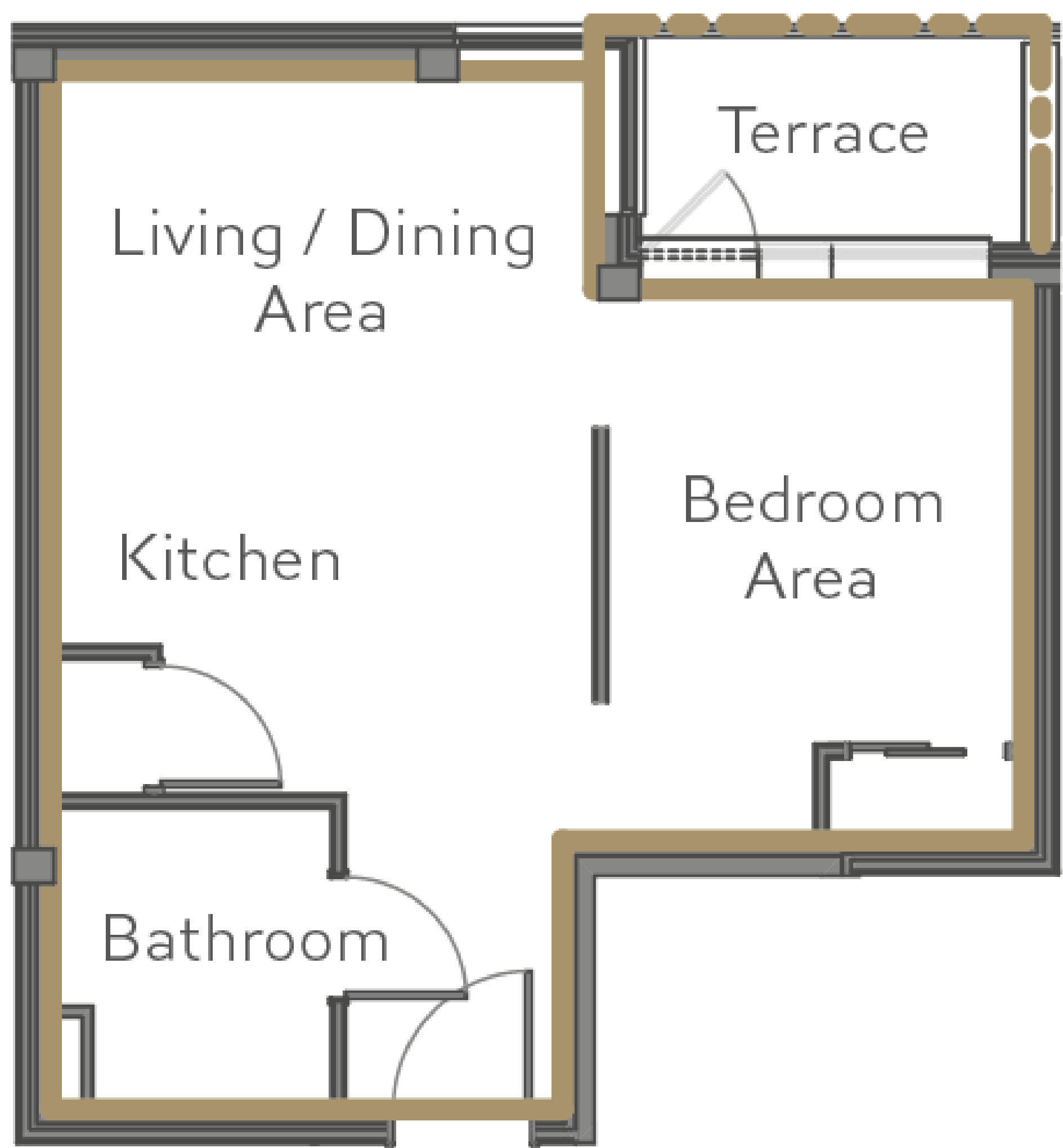
Kew Garden



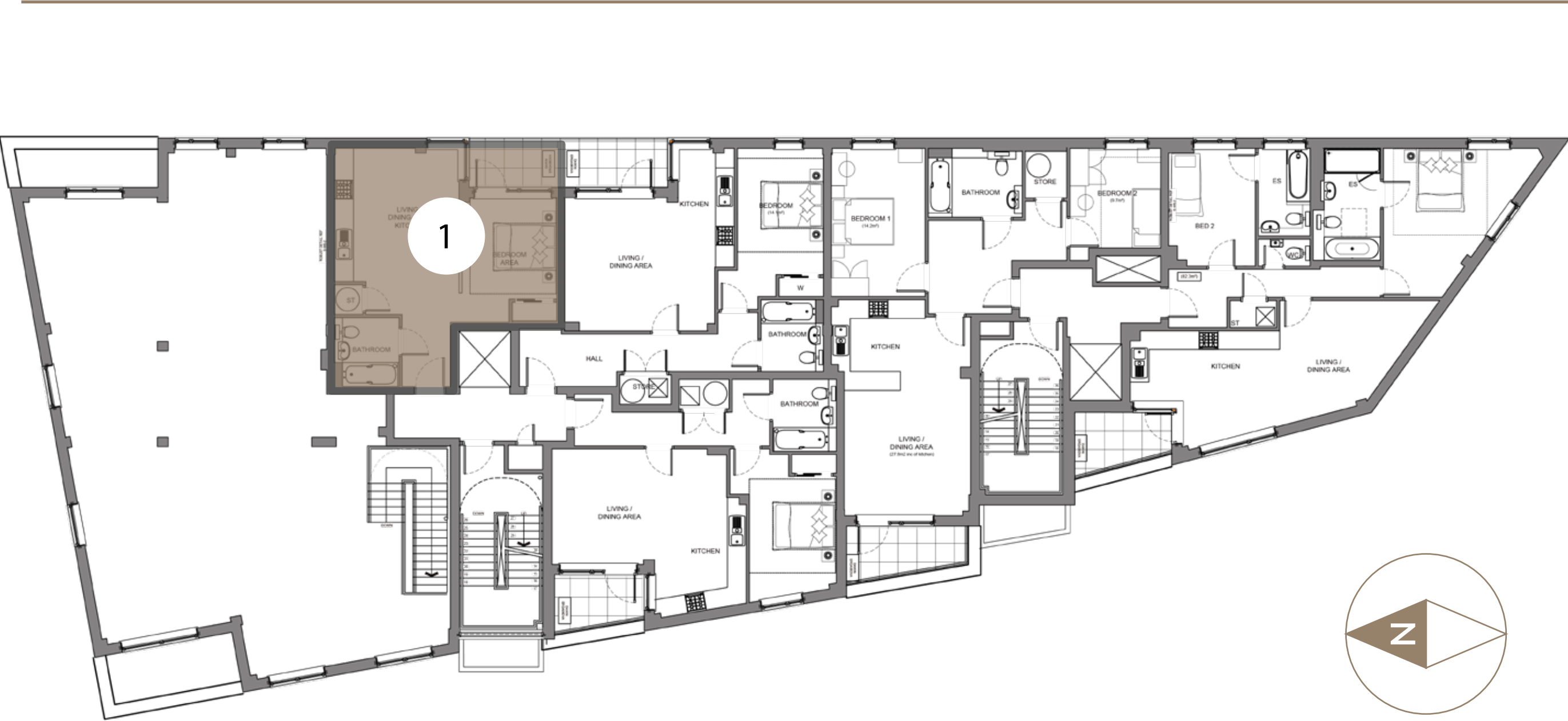
River Thames

Floor plan

Block 1/ 1F/ Flat 1



Block 1/ Flat 1



MANHATTAN

STUDIO

SIZE: 450 sqft/41.8 sqm

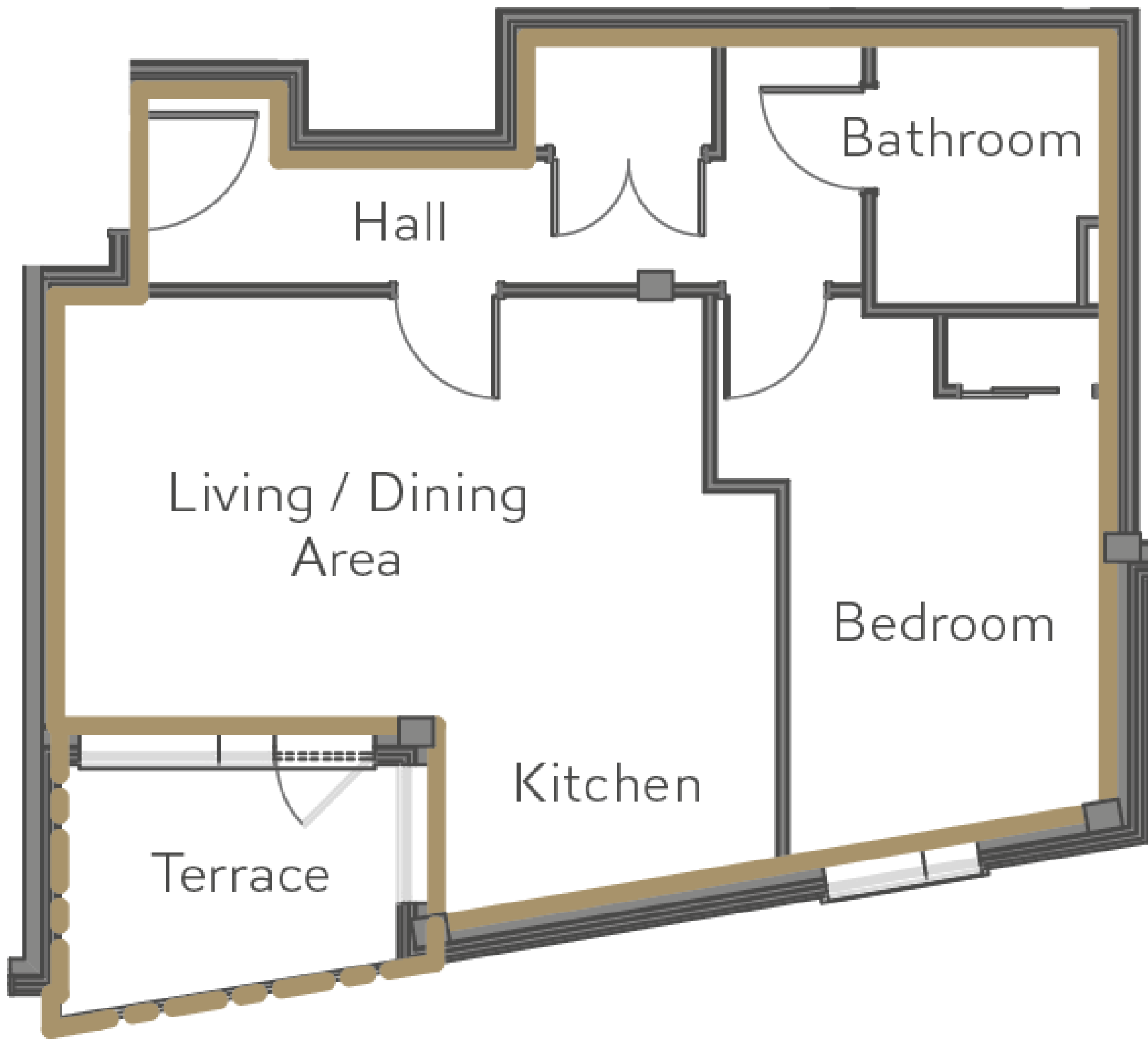
BALCONY:

46.3 sqft/ 4.3 sqm

Facing East

Floor plan

Block 1/ 2F/ Flat 8



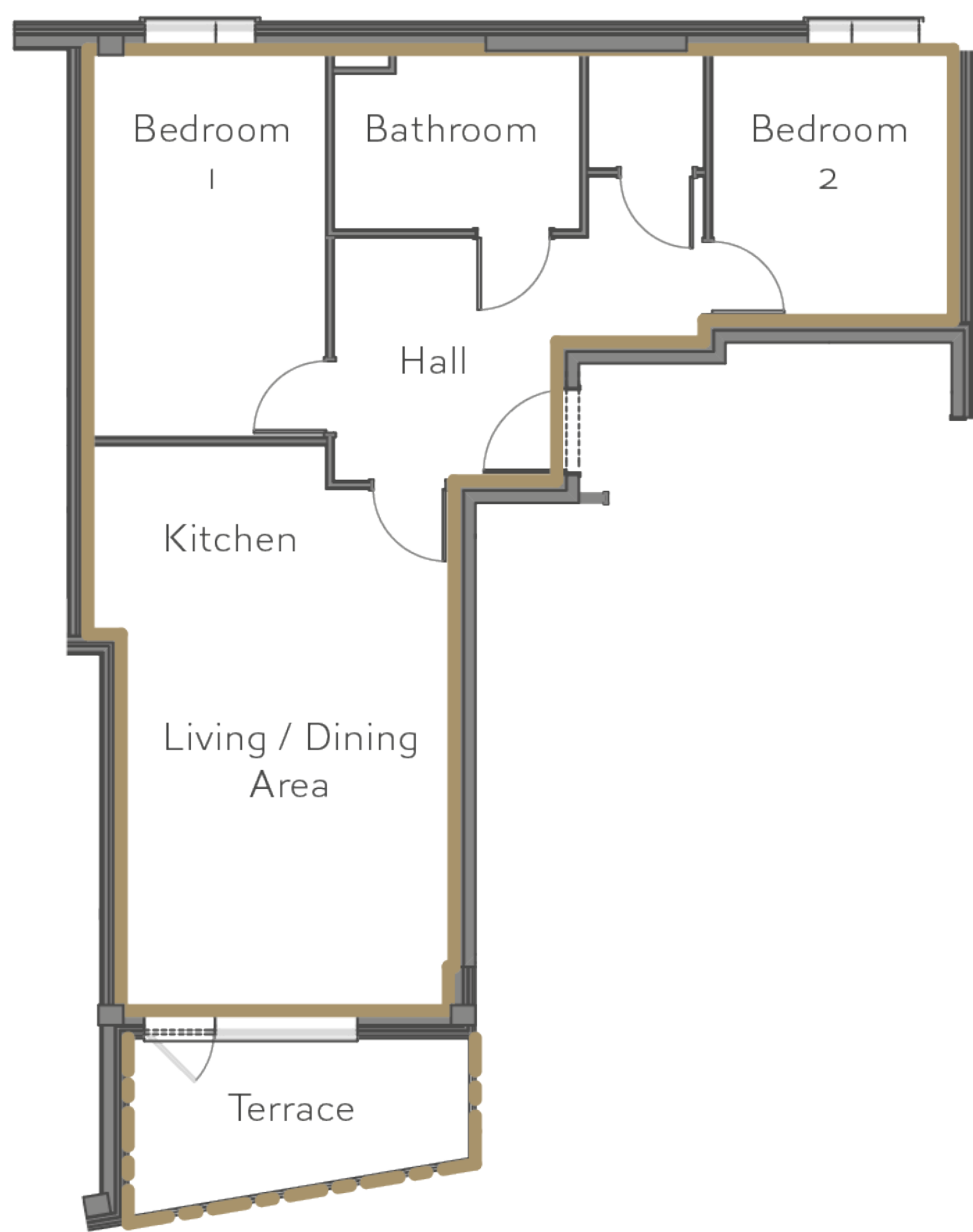
Block 1/ Flat 8



BEDROOMS:	1	TERRACE:
BATHROOM:	1	59.2 sqft/ 5.5 sqm
SIZE:	608 sqft/56.5 sqm	Facing West

Floor plan

Block 2/ 2F/ Flat 3



Block 2/ Flat 3



BEDROOMS:	2	TERRACE:
BATHROOM:	1	79.7 sqft/ 7.4 sqm
SIZE:	788 sqft/ 73.2 sqm	Facing West

Richmond upon Thames

The happiest place to live



Cosy
Living

Natural
Design



R

RICHMOND
1-9 SANDYCOMBE ROAD

CALDERONE LIVE BEAUTIFUL



RICHMOND

1-9 SANDYCOMBE ROAD

