



# Richmond House

£525,000 Leasehold

2 bedroom apartment for sale

## Description

A well presented, second floor, two double bedroom flat situated within this small mansion block on the corner of Childs Place and The Earls Court Road.

A bright west facing reception with original herringbone wooden floors opening onto a large eat-in kitchen which offers a 25+ ft (7.8m) width across the front of the building. The two double bedrooms are quietly situated to the rear of the building, one with an ensuite shower room and the second double bedroom with a family bathroom.

There is also an extensive range of fitted cupboards.

On the top floor of the building (4th floor) there is a communal roof terrace and a demised storage room of 14 x 12'3 included with this flat.

Entrance hallway\*Reception\* Kitchen\* Master bedroom \*En-suite shower room\* Second double bedroom\*Family bathroom\*Range of fitted cupboards\*Storage room\*Communal roof terrace

753 sqft



Tenure: 99 years from 24th June 1979 with approximately 56 years remaining.

The flat is currently a rental investment until 1st September 2023.

Tenure: Leasehold (59 years)

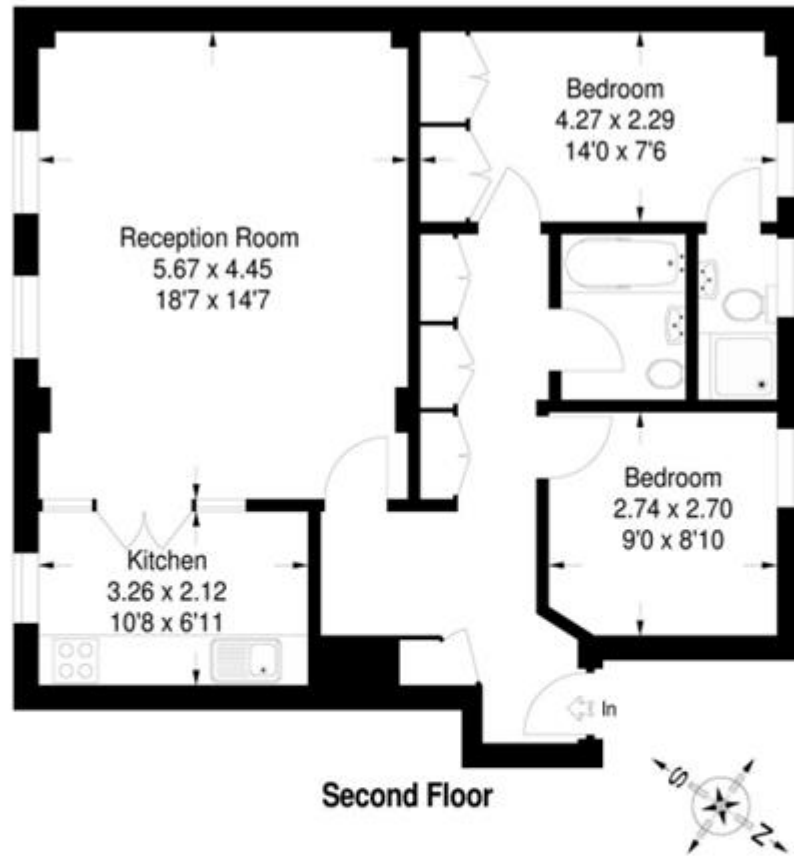
Ground Rent: £50 per year

Service Charge: £1,700 per year

### **Tenure**

Leasehold (59 years)

Approximate Gross Internal Area :-  
70 sq m / 753 sq ft



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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