



# Major Son & Phipps

**Grosvenor Road, TW10  
£349,950, Leasehold**



Fabulous ground floor 2 bedroom warden assisted apartment for the over 55s in this former Victorian school house on Richmond Hill. Attractive throughout with modern kitchen and shower room, unreserved off street parking and attractive gardens.



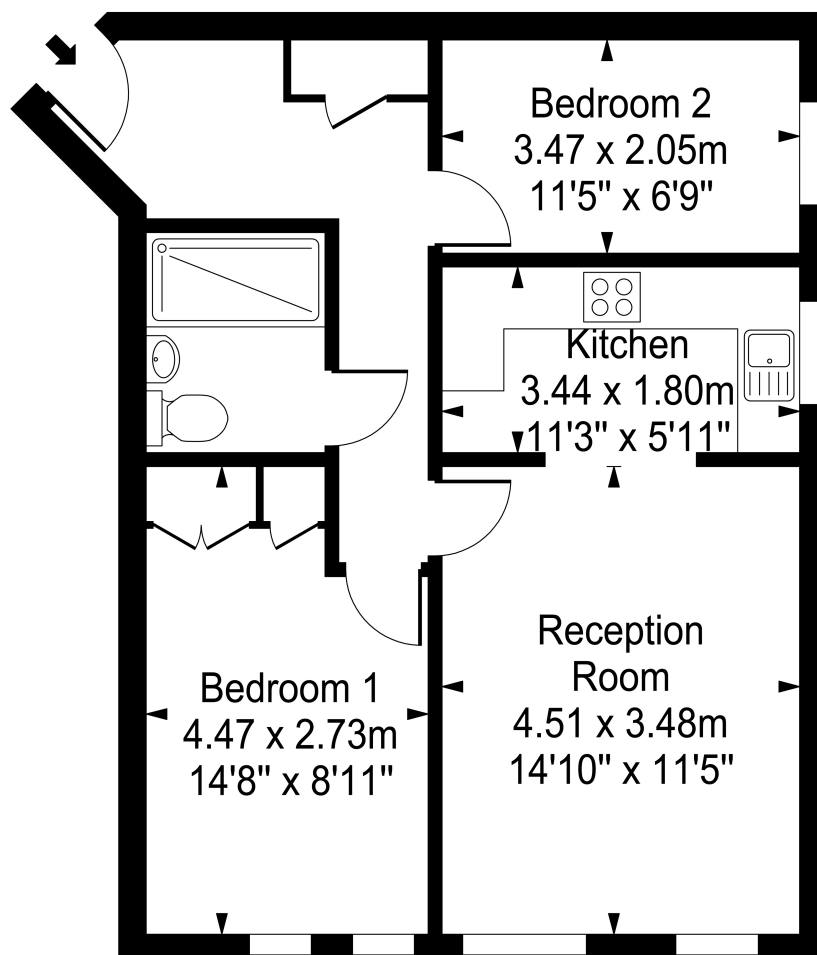
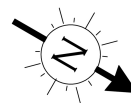




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	71	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# Clearwater House

Approx. Gross Internal Area  
56 Sq M - 600 Sq Ft



Ground Floor

Every attempt is made to assure accuracy, however  
measurements are approximate and for illustrative purposes only. Not to scale.  
Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)

Major Son & Phipps give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

Fabulous ground floor 2 bedroom warden assisted apartment for the over 55's in this former Victorian school house on Richmond Hill.

Attractive throughout with modern kitchen and shower room, unreserved off street parking attractive gardens and a residents lounge.

Convenient location within easy reach of Richmond Town Centre, the station and riverside.