

**GROUND FLOOR OFFICE, ARGYLE HOUSE, DEE ROAD, RICHMOND  
UPON THAMES, TW9 2JN**



**SUMMARY**

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- **418 sq ft (38.85 sq m)**
- **High spec office accommodation plus parking**
- **Leasehold**
- **For Sale**
- **Price: £315,000**

**AMENITIES**

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- **1x parking space**
- **2x WCs**
- **Fitted kitchen**
- **Rear patio**
- **Separate meeting room**
- **Underfloor heating**
- **Wood effect floors**



## LOCATION

The affluent town of Richmond Upon Thames is situated approximately 9 miles from Central London and benefits from excellent road and rail links to both London and Heathrow Airport. The property is located off Lower Mortlake Road, a short distance from North Sheen Station (direct South West Trains service to Waterloo) and Richmond Station (District Line and Overground). Local amenities include Sainsbury's, Carluccios, Costa Coffee and Subway.

## DESCRIPTION

The property comprises a ground floor, self contained office set within a brand new commercial/residential development. The unit has been completed to high specification complete with underfloor heating, spot lighting, wood effect floors and an intercom entry system. Additional features include two separate WCs, a private meeting room, patio and one parking space. Other uses are permitted subject to planning.

## ACCOMMODATION

FLOOR	SIZE
Ground floor	418 sq ft (38.85 sq m)
<b>Total</b>	<b>418 sq ft (39 sq m)</b>

## PRICE

£315,000

## VAT

VAT is applicable

## EPC RATING

E 47

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Viewing strictly by prior appointment with the agent:

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