



## BREWERS LANE, RICHMOND, TW9

£2,299

Goldman Greg are delighted to present this beautiful one bedroom duplex apartment.

The property comprises a large master bedroom with ample storage and a modern bathroom on the second floor, a charming reception area with wood flooring, a feature fireplace and separate eat-in kitchen on the first floor and a WC on the ground floor.

This bright and spacious flat is located within a quiet residential area, located off George Street with an excellent range of shops, cafes and restaurants close by. Public transport links include Richmond Tube Station which is a 5 minute walk as well as a number of local bus routes for in and around London.



Goldman Greg

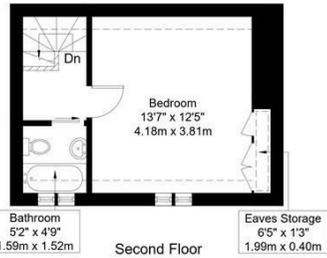
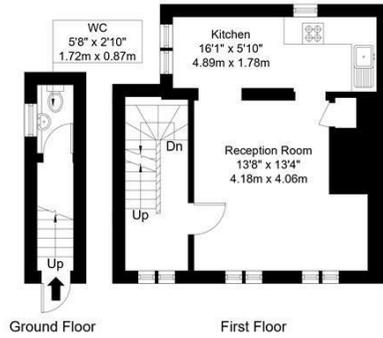
# Brewers Lane, TW9 1HH

Approx Gross Internal Area = 56.33 sq m / 606 sq ft

Eaves Storage/ RHH = 4.09 sq m / 44 sq ft

Total = 60.42 sq m / 650 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out on commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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