



5 Bedrooms

House - End Terrace

Asking price

£2,200,000

Located in

Richmond





18 Melliss Avenue

Richmond | | TW9 4BQ



An impressive and substantial family residence extending to over 3,500 sq ft set within the prestigious Kew Riverside development, offering the unique advantage of two self-contained studios — ideal for extended family, guests or flexible working

18 Melliss Avenue

£2,200,000 Freehold



- Set within the prestigious Kew Riverside development with 24-hour concierge
- Exclusive residents' leisure facilities including swimming pool, gym, sauna and jacuzzi
- Excellent local amenities
- Moments from the River Thames, Kew Gardens and excellent transport connections into Central London
- Secure off-street parking within a well-managed development
- Rarely available with two fully self-contained studios
- A striking open-plan kitchen and living space designed for modern entertaining
- Superb transport links
- A short walk to Kew Village

Meliss Avenue

Approx Gross Internal Area

Ground Floor = 76.1 Sq m / 819 Sq Ft

First Floor = 66.6 Sq m / 717 Sq Ft

Second Floor = 63.2 Sq m / 680 Sq Ft

Third Floor = 57.2 Sq m / 615 Sq Ft

Ground Floor Studio = 33.4 Sq m / 359 Sq Ft

First Floor Studio = 31.6 Sq m / 340 Sq Ft

Total = 328.1 Sq m / 3530 Sq Ft



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

EPC Rating: C
Council Tax Band G
Local Authority

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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