



63 Sandycombe Road,
Kew
TW9 2EP



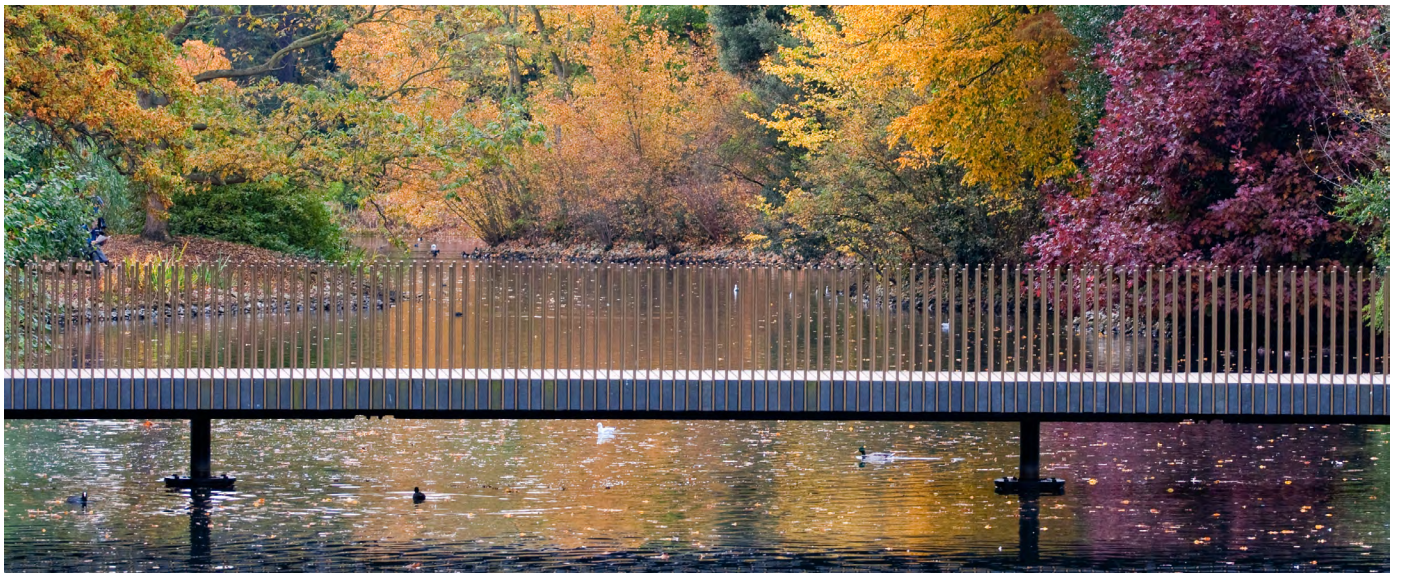
Welcome to 63 Sandycombe Road, Kew

63 Sandycombe Road is an exciting new, select development featuring 8 high specification apartments.

Ideally located for all the amenities of Kew – with a lovely village ambience and array of restaurants, coffee shops and quality convenience stores. Residents enjoy all that this most coveted and historic area of South-West London provides.

Internationally renowned, Kew is nestled on a spur of the Thames between Richmond and Chiswick. The West End, City and London Heathrow are all within easy reach.

Location



Transport

63 Sandycombe Road is excellently positioned for all transport connections with a plethora of options for the commuter or visitor.

Kew Gardens station (Zones 3 & 4) is approx. 0.6 miles and provides District Underground services to Richmond and towards/across the capital. There are also BR services across west and north London and around to London Stratford.

Richmond station (Zone 4) is less than a mile away and is the terminus of the District Underground line. There are more comprehensive and mainline BR services as well as faster journey times to London Waterloo (fastest c20 mins).

North Sheen station (Zone 3) is approx. 0.3 miles with services to London Waterloo (25 minutes).

Kew is similarly well connected for buses and major roads. Bus services in the locality are excellent with easy access to Richmond and over to Kew Bridge to connect with other commuting options.

The A316 is close to hand and links to central London and the M3 heading to Surrey. The M4 starts its westward journey from just over Kew Bridge. The M25 swiftly connects to both motorways.

Amenities

There are local shops along Sandycombe Road with the hub of the village being around Kew Gardens Station providing for the resident and visitor alike. There are artisan outlets and restaurants mingled with your expected essential and convenience units. A Sainsbury's superstore is approx. 0.25 miles. Kew Retail Park, closer to Kew Bridge, includes M&S, Next, TK Max and Costa Coffee as well as other household names. Richmond town centre is also nearby.

Parks and Green Spaces

Kew proudly boasts the historic and beautiful Botanic Gardens. This is a major attraction, with a range of exciting, themed events across the calendar. Richmond Park, which connects from Richmond Hill and across to Sheen, was created in the 17th century. Extending to over 2000 acres, Richmond Park provides a wonderful opportunity for a relaxing stroll or more energetic jog or cycle (road and trail) to see the fabulous scenery with far-reaching views and resident deer population - often at close quarters! Steeped in regal history, Richmond Green is gloriously set adjacent to the hubbub of Richmond and opposite the landmark Theatre.

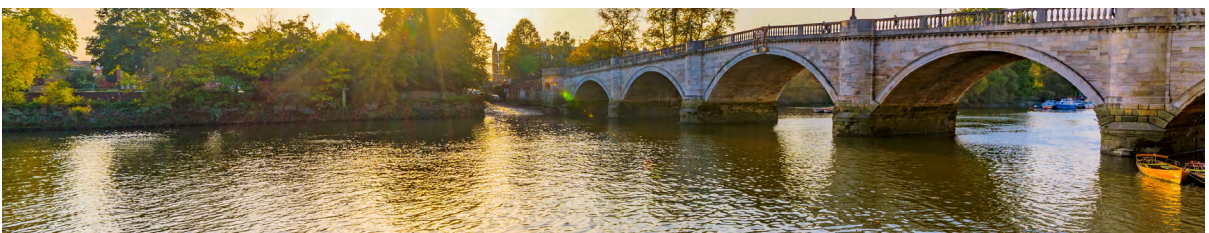
Leisure and Fitness

There is good access to a range of gyms for all tastes. On the banks of the meandering Thames there is a towpath to enjoy the scenery and a selection of rowing and yachting clubs. Many other sports and recreational past-times are catered for with active clubs and enthusiastic members. Royal Mid-Surrey Golf Club sits adjacent to Royal Botanic Gardens. For the tennis enthusiast, Kew provides Priory Park, Richmond Lawn and Pensford Tennis Clubs.

Dining and Drinking

Kew and Richmond have a great range of the hidden gems – the smaller boutique restaurants and pubs - together with recognised eateries to cater for all tastes and occasions. Establishments on the banks of the River provide a stunning setting and are perfect to best enjoy a warm summer's evening!





Information & Specifications



Security

- Security gates to entrance
- Video entry phone system for each Apartment



Internal Fit-Out

- Solid core internal oak shaker doors within all apartments with bronze metal ironmongery.
- Real engineered oak plank flooring to living areas and hallways.
- Fitted carpets and acoustic underlay to bedroom areas.
- Underfloor heating to all rooms on individual controls.
- LED downlighters throughout with bronze metal switches and sockets.

- Media plate to living area providing TV / FM aerial, telecom, satellite and power points.
- Sky+ wired to communal satellite dish (purchaser subscription required).
- TV / FM and telecom point to all bedrooms.
- USB charging points to kitchen, living room and master bedroom.
- Video Entry door system to each apartment.
- Mains operated smoke detectors.



Energy Efficiency

- Sustainable energy systems including solar photovoltaic panels providing energy to the communal areas.
- High level of insulation throughout.
- Individual heat recovery and mechanical ventilation system to each apartment.
- NeoStat (or similar) heating control that can be connected to a NeoHub giving control of the heating via your phone or tablet.
- Energy efficient A rated Ideal Logic Max 35kW combi gas boiler (providing a seasonal efficiency rating of 94%, awarding it an ErP A-rating for heat. It also has an A-rating for hot water too).
- Energy efficient double glazed full height aluminium windows with improved acoustic glazing to the railway elevation.

Bathrooms

- Designer sanitary ware throughout including stylish vanity units and soft closing toilet seats.
- Contemporary matt black showers and basin / bath mixers.
- Porcelain non-slip tiling to bathrooms to floors and wet areas.
- Illuminated LED bathroom mirror with motion sensor, heated demister and inbuilt shaver socket.
- Chrome electrically heated ladder towel radiator
- Minimalist glass shower and bath screens (8mm toughened safety glass)
- Underfloor heating to all bathrooms and shower rooms.



Kitchens

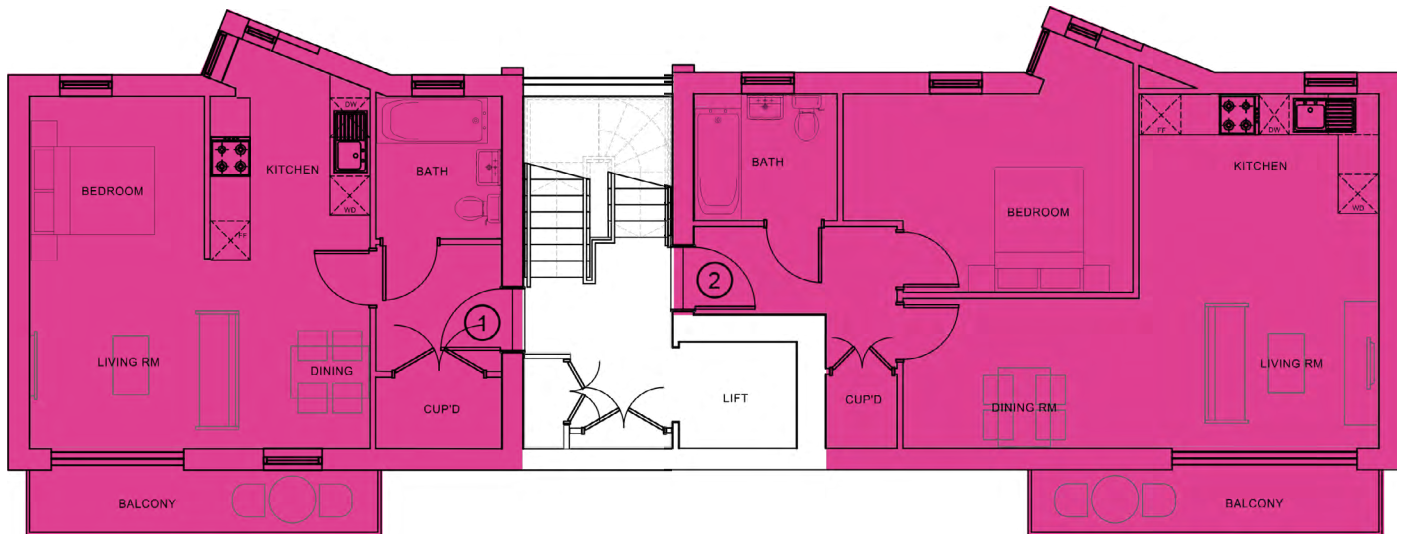
- Custom designed contemporary handle-less kitchens with fitted wall and base units featuring stone worktops and a mixture of oak stained timber and white matt soft close hinged doors.
- Integrated Bosch appliances including fridge freezer, washer/dryer, dishwasher complimented by Siemens multifunctional oven, integrated microwave, induction hobs and feature extractor hoods.
- Under cabinet LED lighting beneath eye level units.
- Breakfast bar in selected apartments.

Customer Care

- 10 Year Structural Defect Warranty
- 125 year lease plus share of the freehold.

South Block

First Floor



Apartment 1 - 428 sq ft (39.8 sq m)

Studio area (inc kitchen)
17'9" x 17'2"
5.41m x 5.24m

Bathroom
7'2" x 6'3"
2.19m x 1.9m

Apartment 2 - 570 sq ft (53 sq m)

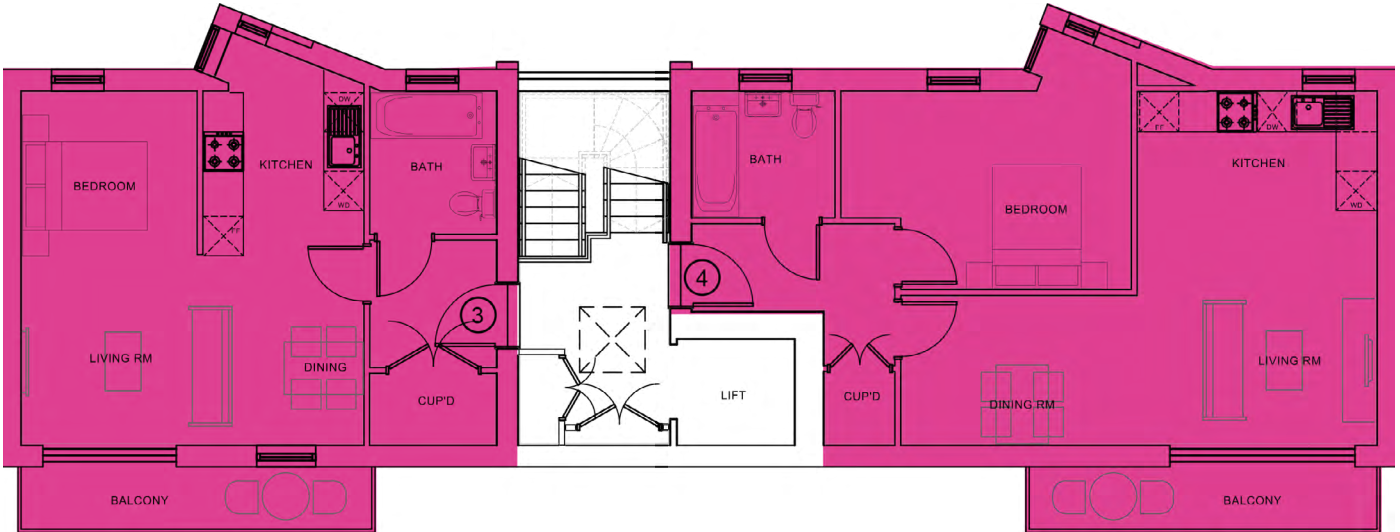
Reception (overall)
23'10" x 17'6"
7.27m x 5.4m

Bedroom (overall)
14'6" x 9'11"
4.43m x 3.03m

Bathroom
7'2" x 6'4"
2.19m x 1.94m



South Block Second Floor



Apartment 3 - 428 sq ft (39.8 sq m)

Studio area (inc kitchen)
17'9" x 17'2"
5.41m x 5.24m

Bathroom
7'2" x 6'3"
2.19m x 1.9m

Apartment 4 - 570 sq ft (53 sq m)

Reception (overall)
23'10" x 17'6"
7.27m x 5.4m

Bedroom (overall)
14'6" x 9'11"
4.43m x 3.03m

Bathroom
7'2" x 6'4"
2.19m x 1.94m

North Block

First Floor



Apartment 5 - 566 sq ft (52.6 sq m)

Reception inc kitchen (overall)
21'2" x 19'9"
6.45m x 6.04m

Bedroom (overall)
17' x 11'8"
5.17m x 3.56m
Bathroom
7'2" x 6'4"
2.19m x 1.93m

Apartment 7 - 853 sq ft (79.2 sq m)

Reception inc kitchen (overall)
30'5" x 13'3"
9.27m x 4.03m

Principal bedroom (overall)
14'7" x 10'6"
4.45m x 3.2m
Ensuite shower
8'1" x 4'11"
2.47m x 1.5m



Bedroom 2
12'9" x 11'3"
3.89m x 3.43m

Bathroom
7'2" x 6'4"
2.19m x 1.93m

North Block

First Floor



Apartment 6 – 853 sq ft (79.2 sq m)

Reception inc kitchen
(overall)
30'5" x 13'3"
9.27m x 4.03m

Principal bedroom (overall)
14'7" x 10'5"
4.45m x 3.18m
Ensuite shower
8'1" x 5'1"
2.47m x 1.55m

Bedroom 2
12'9" x 11'3"
3.89m x 3.43m

Bathroom
7'2" x 6'3"
2.19m x 1.9m

Apartment 8 – 691 sq ft (64.2 sq m)

Reception inc kitchen (overall)
23'4" x 11'10"
7.12m x 3.61m

Bedroom 1
13'11" x 9'3"
4.24m x 2.82m
Bedroom 2
14'9" x 9'2"
4.49m x 2.79m

Bathroom
9'3" x 6'11"
2.82m x 2.12m



Help to Buy Available



The Help to Buy Scheme is an equity loan provided by the Government. They lend you up to 40% of the cost of your new build home, so you will need a minimum 5% deposit and a 55% mortgage to make up the rest.

For this scheme you must have a mortgage, which will be a first charge, as the equity loan can only be a second charge. The equity loan is for a maximum of 25 years or before if the property is sold or the mortgage is redeemed, whichever term is the shorter of the two.

You will not be charged any interest on the 40% loan for the first five years of owning your home. However a management fee of £1 a month will be applicable from the date of purchase. From year six, a fee of 1.75% is payable on the equity loan, which rises annually by RPI (Retail Price Index) plus 1%.

Price on application
Please call us for more Information



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