



Martineau Drive, St Margaret's, TW1

Description

riverhomes are delighted to bring to the market, this exceptional six bedroom property in the gated Richmond Lock development, arguably the most sought after in the Borough. This stunning property was built to the highest specifications by award winning Octagon Developments with no expense spared throughout. Measuring 3537 sq. ft. and beautifully presented throughout providing a wonderful mix for family living. The property also benefits from a tastefully landscaped and West - facing rear garden, large single garage with electronically controlled doors, driveway parking, impeccably landscaped communal gardens and roads, and all a short walk from the River Thames.

Location

Martineau Drive is located just 0.6 miles from St Margaret's mainline railway station and 1.8 miles from Richmond mainline railway station and also within close proximity of all local amenities. Richmond Lock is conveniently located for the many amenities in the area including Richmond Centre 950m (overland and underground station), St Margaret's 770m, Old Deer Park 250m, river towpath 100m and there are many superb schools within easy reach.



Key information

- **Local Authority:** London Borough of Richmond upon Thames
- **Internal Area:** 3537 sq. ft. / 328.60 sq.m
- **Tenure:** Freehold
- **EPC rating** D
- **6 bedrooms**
- **Off road parking**
- **Integral garage**
- **Gated Award Winning development**
- **Landscaped communal gardens**
- **Adjacent to the River Thames**



Accommodation

The stunning accommodation is arranged over four principal floors. Lower Ground floor comprises; stunning kitchen/breakfast room with open plan dining room. French doors in the kitchen open out onto the rear garden and terrace area, utility room, WC, integral garage currently being used as a gym and a basement/plant room measuring 135 sq. ft.

Ground floor accommodation comprises; entrance hall with stairs leading up to a very light 378 sq. ft. living room with French doors leading out to a balcony. On the opposite side of the hallway is a lounge/TV room comprising a wall completely covered with storage units.

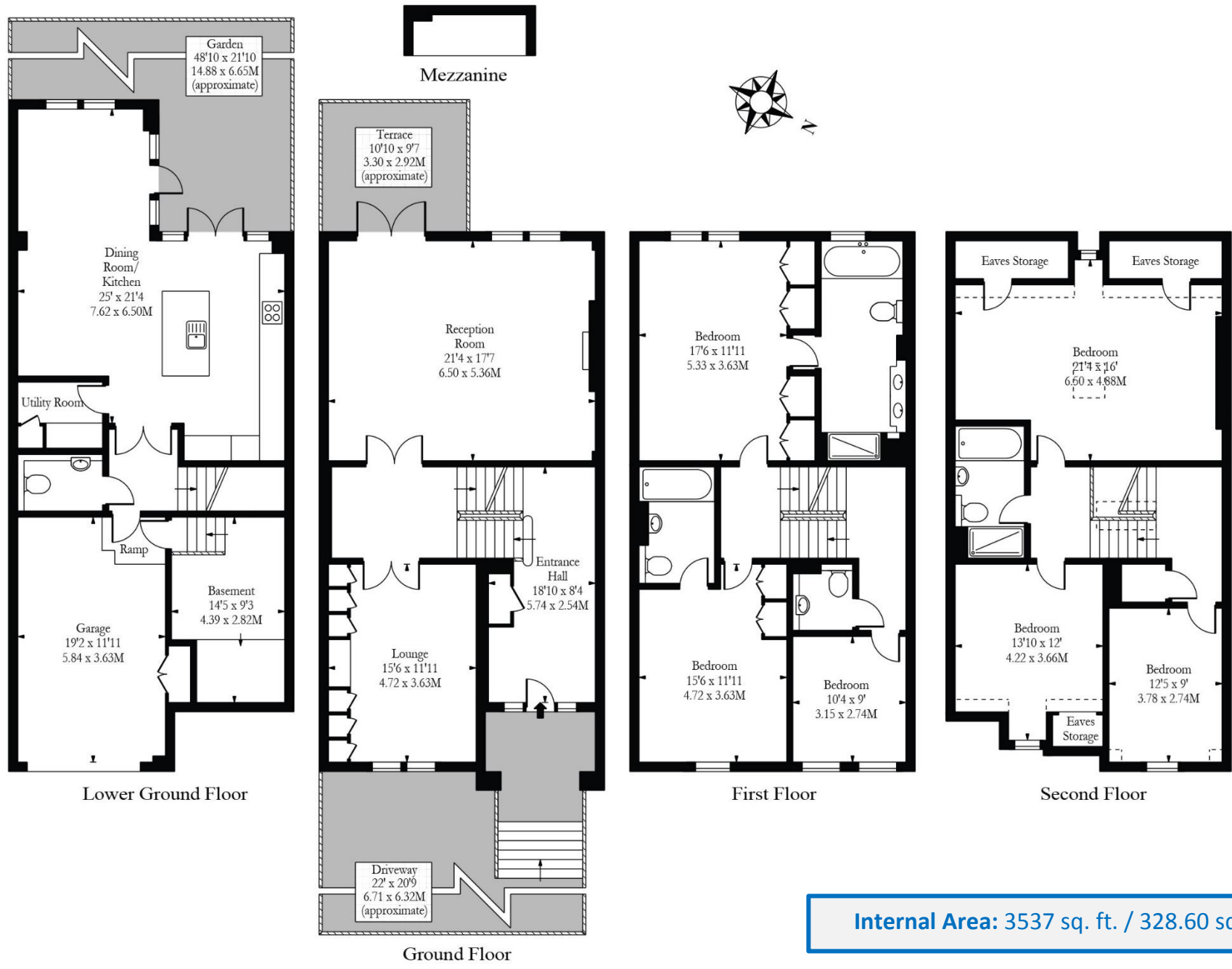
First floor accommodation comprises; master bedroom with en-suite bathroom and built in storage, two further bedrooms, another en-suite and WC.

Second floor accommodation comprises; three further bedrooms, eaves storage and a bathroom with shower and bath.



Garden





Internal Area: 3537 sq. ft. / 328.60 sq. m.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

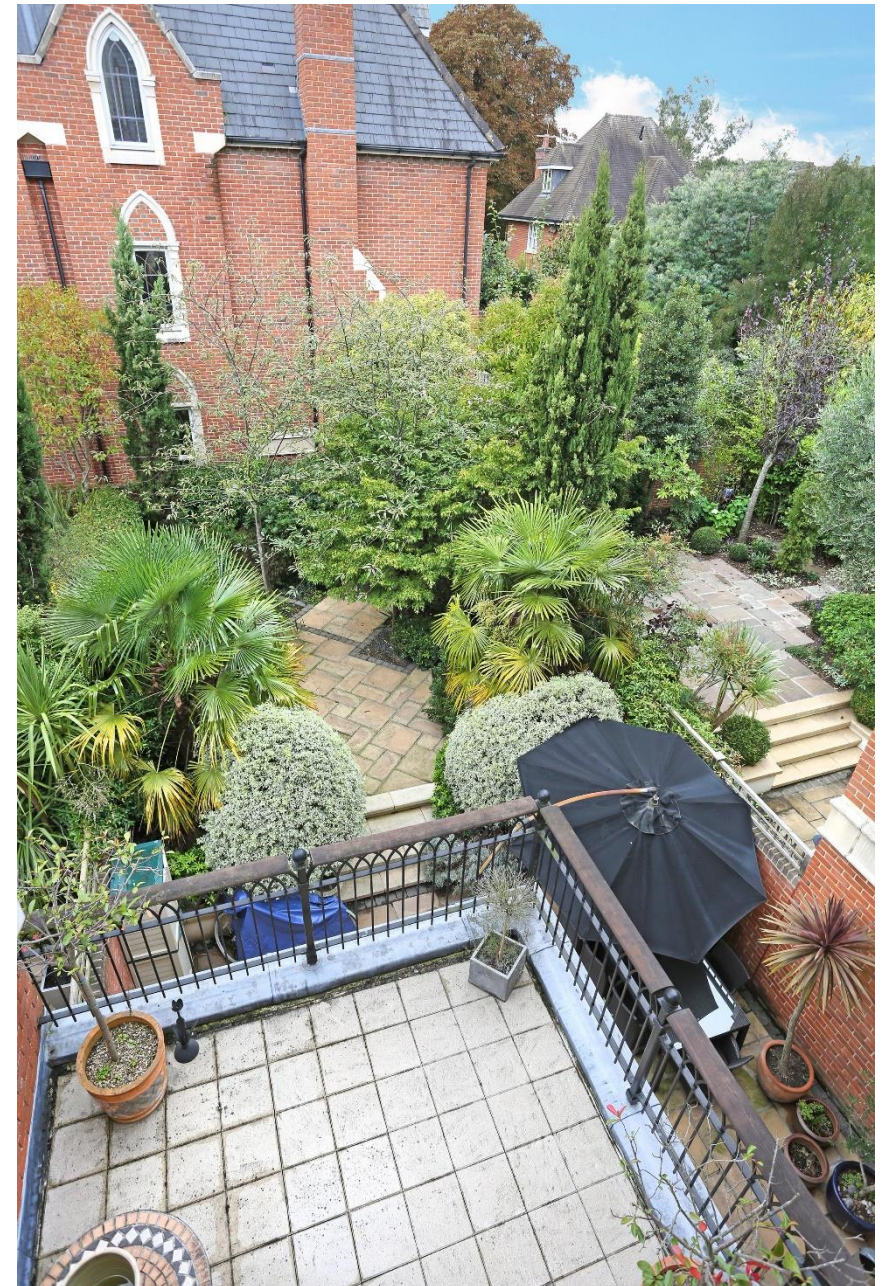
(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
67	72



Martineau Drive, TW1

£2,250,000 Freehold



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