

# MONTEAGLE HOUSE

EAST TWICKENHAM • TW1





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***Monteagle House is a beautifully presented detached family residence situated in a highly desirable road close to Richmond. The versatile accommodation is arranged over five floors with large well-proportioned rooms, good size gardens and a separate coach house.***

9 bedrooms • 7 bath/shower rooms • 2 cloakrooms  
5 reception rooms • Kitchen • Dining room • 2 studies  
Utility room • Patio • Balcony • Front and rear garden  
Off street parking

Richmond Town Centre 0.6 mile  
Richmond Park 2.6 miles  
Heathrow Airport 8.7 miles  
Central London 10.1 miles

(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







### **MONTEAGLE HOUSE, EAST TWICKENHAM TW1**

This striking and very grand Victorian house is positioned on Riverdale Road, a popular and wide tree-lined residential road consisting a number of imposing period houses close to The River and the numerous amenities of both Richmond centre and St Margarets Village. The property, which stands in large secluded gardens extends to approximately 8047 sq ft (748 sq m), is approached through electronic security gates leading to ample off-street parking. Steps lead up to the main house which comprises an amazing 'octagonal' reception hall, beautiful drawing room, further well-proportioned reception room, garden room, study and cloakroom. The very light lower ground floor comprises large hallway, very spacious Smallbone kitchen/dining area which opens directly in to the rear gardens, family room, second study, laundry room and cloakroom. The fabulous octagonal reception hall also translates through to the first floor which comprises a generous master bedroom suite with a large en-suite bathroom along with two further bedroom suites. There are five additional bedrooms and three bath/shower rooms on the second floor which also provides access to a viewing 'tower' and ample loft storage space.









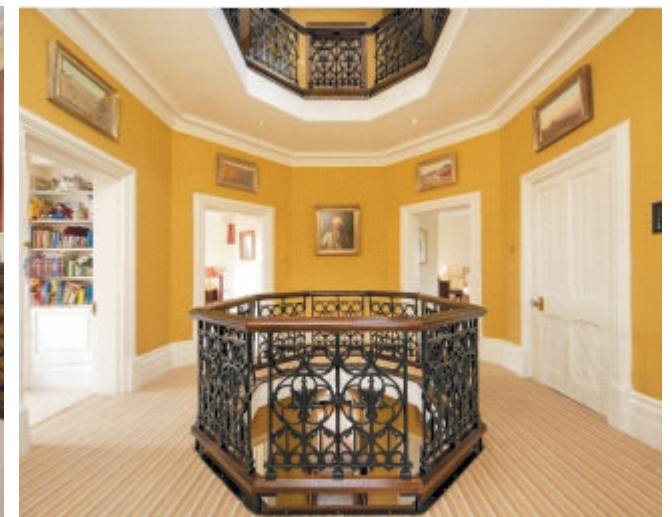
## Grounds

The property also benefits from an excellent separate coach house which could be put to many uses including as a residence for a housekeeper.

## Location

Riverdale Road is conveniently located for both Richmond town centre and St Margarets along with all of the facilities found in this very popular location. There are numerous bars, restaurants and shops close to hand along with the two Richmond Cinemas, Richmond and Orange Tree Theatres, and several Royal Parks including the 2,300 acres of Richmond Park and picturesque Marble Hill Park. Schooling in this area is exceptional with many varied choices, state and private, mixed or single sex. The train station at Richmond offers a very rapid link into central London, Waterloo is less than 20 minutes and Sloane Square via the District Line underground approximately 25 minutes.

*All times and distances are approximate.*



## Directions (Postcode TW1 2BT)

From Richmond station, turn left towards Kew Road/A307. Follow A307 and A305 to Rosslyn Road in Twickenham. Turn right onto Riverdale Road. Destination will be on the left.

From St Margarets Station walk south-east on St. Margarets Road/A3004 towards Crown Road. Turn left onto Rosslyn Road. Turn left onto Riverdale Road. Destination will be on the left.

## Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Local authority

London Borough of Richmond upon Thames.  
Telephone 020 8891 1411 [www.richmond.gov.uk](http://www.richmond.gov.uk)

## Tenure

Freehold

## Price

On application

## Viewing

Strictly by appointment with Knight Frank

## Approximate Gross Internal Floor Area 748 sq.m./8,047 sq.ft.

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