LEONARD HOUSE

RICHMOND • TW9

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A Grade II Listed 4 bedroom family home which has been meticulously renovated for modern day family living while keeping numerous period features.

4 bedrooms • 4 bath/shower rooms

Cloak room • 2 reception rooms

Dining room • Kitchen

Utility room • Garden

Richmond Train Station • 0.3 mile
Richmond Town Centre • 0.1 mile
Heathrow Airport • 9.4 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.

Leonard House, Richmond TW9

Painstakingly restored and refurbished, Leonard House is set over 4 floors with an excellent balance of bedroom to living accommodation and full of natural light throughout.

Entering through main communal entrance, a private hallway leads to a particularly grand formal reception room with the dining room to the rear of the house. The main reception rooms have notable ceiling heights, herringbone wood floors and wood panelling - a theme in terms of the detail throughout the house.

On the floor below is the British hand-crafted eat in kitchen with built in Miele appliances, a central island with hob and eating area, a further reception room, cloakroom/utility room and shower room.

On the first floor is the beautiful master bedroom with feature fireplace, second bedroom and well-appointed bathroom again with beautiful fireplace. On the second floor is two further well-proportioned bedrooms, one of which is en suite and a family bathroom with period fireplace.

To the rear of the house is the pretty landscaped courtyard garden, designed by Chelsea award-winner Heather Appleton to provide maximum privacy and a low maintenance garden.

Leonard House was formerly the home of Leonard and Virginia Woolf who set up the Hogarth Press at 34 Paradise Road. The Hogarth Press grew from a hobby of the Woolf's to a full commercial printing business.

Situation

A parking space is availableby separate negotiation, in the covered car park on Paradise Road along with five years of car club membership.

Local transport links include numerous bus routes to surrounding areas, plus fast and frequent trains to central London via both South West trains (Waterloo 19 minutes) and London Underground's District Line (West End 38 minutes).

The property is well placed for access to the A316/M3, M4 and M25 motorways.

Schools in the area include King's House School (0.5 mile), Old Vicarage School (0.4 mile), Marshgate Primary School (0.7 mile), The Vineyard School (0.5 mile) and The German School (1.3 miles)

Other places of interest include Richmond Park (0.8 mile), Kew Gardens (0.9 mile), Twickenham Stadium (2.0 miles) and Ham House (1.5 miles).

(All distances and times are approximate.)

Directions (TW9 1SE)

From Richmond Train Station turn left on to The Quadrant and continue. At the traffic lights follow the road around to the left and take the first right onto Eton Street. At the top of Eton Street, turn left onto Paradise Road and Leonard House the second builing on your 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

Richmond Council. T 020 8891 1411 www.richmond.gov.uk

Tenure

Freehold

Price

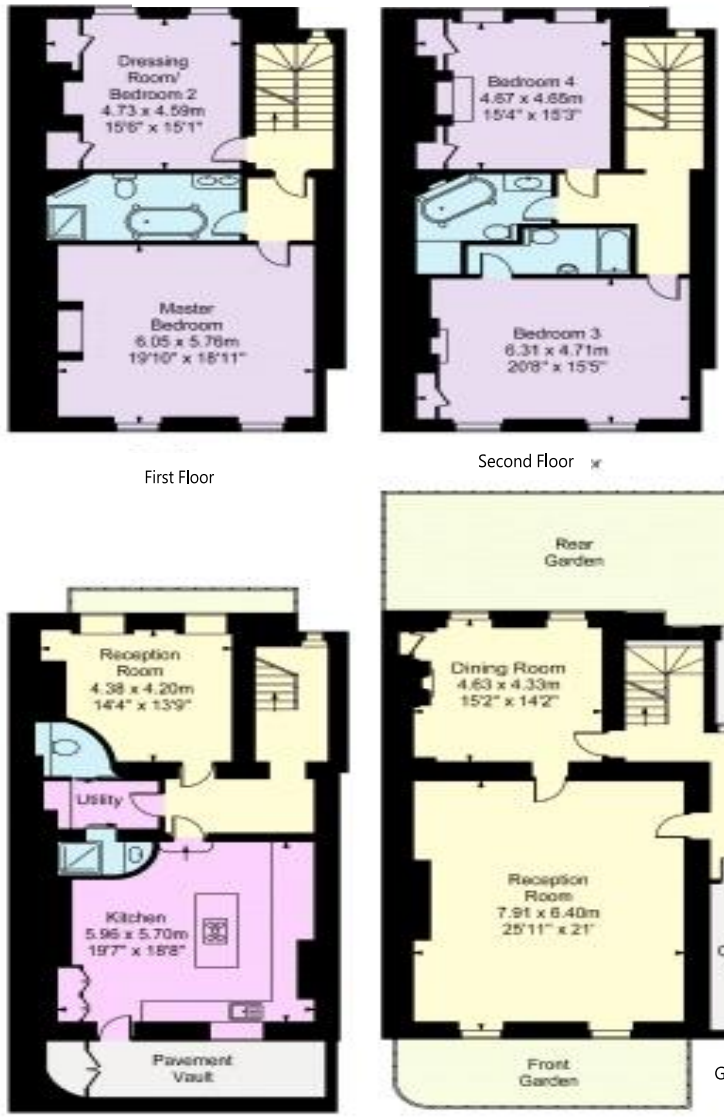
On application

Viewing

Strictly by appointment with Knight Frank

Approximate Gross Internal Floor Area
334sq.m./3,603 sq.ft.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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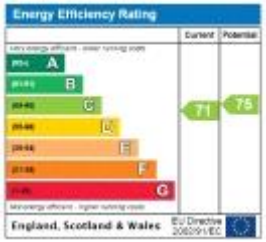

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