



Corsellis Square, St. Margarets

TW1

HAMPTONS
INTERNATIONAL

Beyond your expectations

Elegantly designed modern family home. EPC: B

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Asking Price £1,895,000 Freehold

Description

An elegant modern family house built by premium housebuilders Octagon in 2010. It occupies a prime position in the prestigious Grand Terrace which is set around beautifully landscaped gardens. Highlights include five well sized bedrooms, abundant living space and two secure parking spaces.

The house offers wonderfully light and expansive accommodation that is arranged over four floors. The layout and design has been thoughtfully put together to provide a very convenient and easy to live in house, that feels very luxurious yet immensely practical. One of the most notable features is the secure underground allocated parking arrangement that allows the occupier to drive in to the secure underground car park and effortlessly park two cars immediately outside the front door.

Two large living rooms occupy the lower ground and ground floors, due to the clever design of the house the lower floor enjoys excellent natural light and has access onto a small terrace. The kitchen is high specification and well equipped as one would imagine and there is access out onto the private rear garden. The first floor has the master bedroom and largest secondary bedroom; both have en-suite facilities and the rear bedroom has its own balcony. The top floor houses three further bedrooms; the largest one has en-suite facilities and partial views of the river, whereas the other two bedrooms share a bathroom. The fifth bedroom is currently used as a study

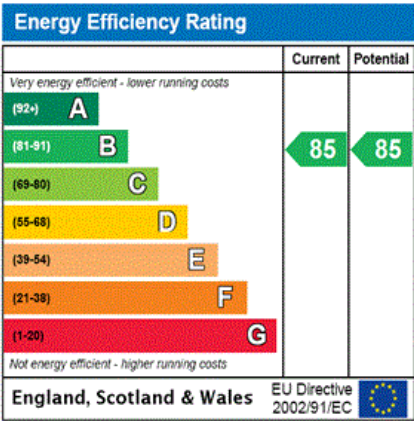
and as such has high quality fitted furniture installed.

The house has under floor heating throughout all principal rooms with separate controllers for each room. There is also a central smart-home system installed which the new owner can configure to allow automation and remote operation of heating and lighting systems.

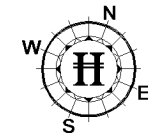
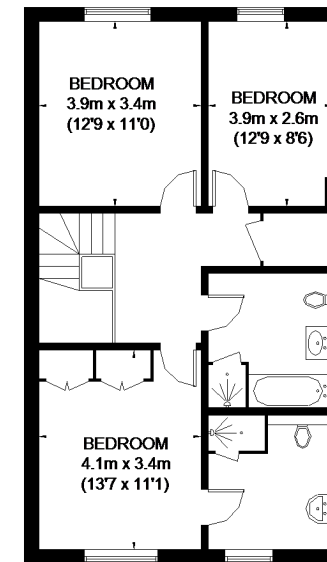
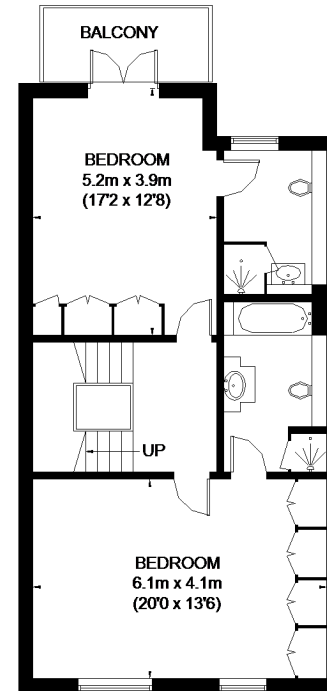
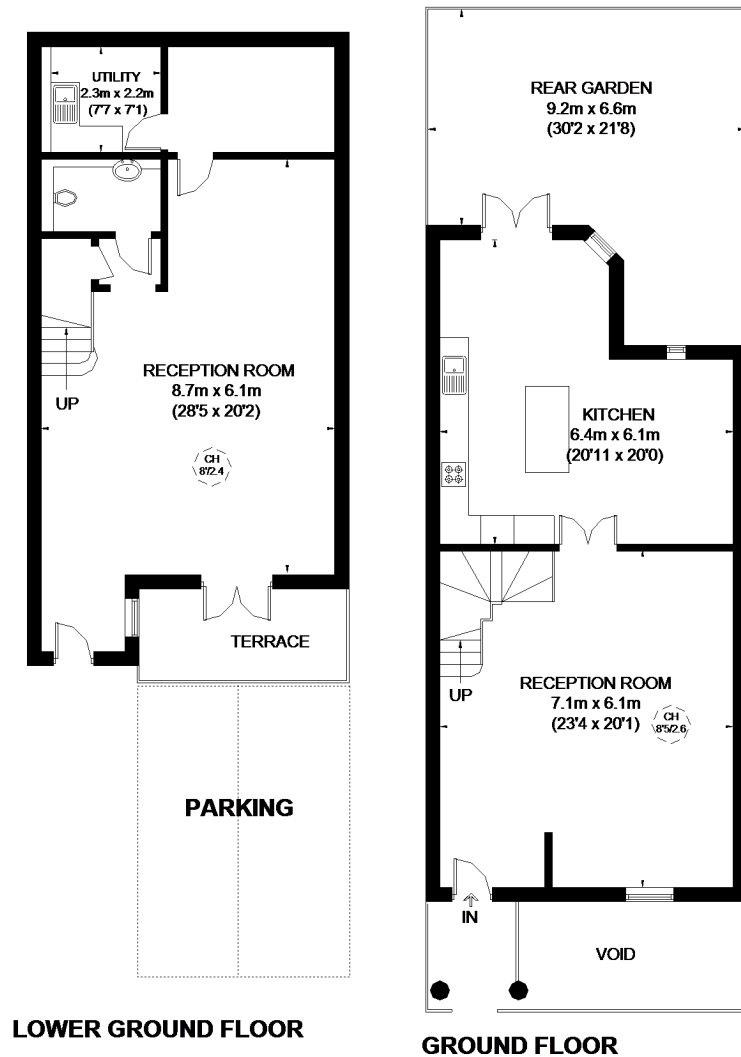
Location

This exclusive gated private residential square is located adjacent to the River Thames in desirable St. Margaret's, about a mile away from central Richmond taking a scenic walking route via Richmond Lock and Old Deer Park. The closest station is St Margarets which has direct mainline services to London Waterloo.

Richmond town centre offers extensive and sophisticated shopping, dining and entertainment options. Many mainstream and independent retailers occupy the high street and pretty lanes that run between George Street and Richmond Green. Richmond station provides fast direct services to London Waterloo, plus District Line Underground and London Overground services.



CORSELLIS SQUARE



APPROXIMATE GROSS INTERNAL AREA
 BASEMENT = 762 SQ. FT. (70.8 SQ. M.)
 GROUND FLOOR = 825 SQ. FT. (76.7 SQ. M.)
 FIRST FLOOR = 773 SQ. FT. (71.8 SQ. M.)
 SECOND FLOOR = 728 SQ. FT. (67.6 SQ. M.)
 TOTAL = 3088 SQ. FT. (286.9 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID206960)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

