

**\*\*\*Sheen Park  
Richmond  
TW9 1UN**

£895,000

**ChaseBuchanan**



## Sheen Park TW9

Approx. Gross Internal Floor Area  
77.5 Sq M - 835 Sq Ft

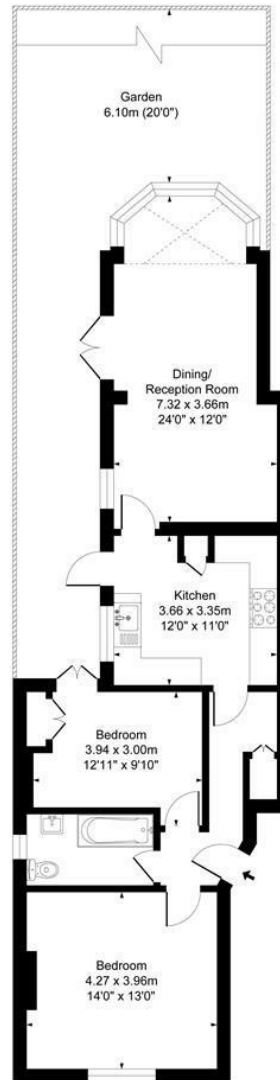


Illustration for identification purposes only, measurements are approximate, not to scale.

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- Viewings accompanied by Chase Buchanan
- Excellent layout
- Kitchen/breakfast room
- Flooded with natural light
- Opportunity to extend (STPP)
- Outstanding garden flat, in Richmond upon Thames
- Very high ceilings and super entertaining space
- Fabulous rear garden
- Situated in a quiet side road
- Close to town centre, Richmond Park and River Thames

A unique opportunity to acquire a beautiful Victorian ground-floor garden apartment, nestled in a particularly desirable side road in Richmond upon Thames. Situated in an imposing and striking building, this gorgeous property features large rooms, gloriously high ceilings, and ample living accommodation.

Most notable is the entertaining space, from the kitchen/breakfast room through to the reception room, a light, bright and airy flow, the ideal space to relax, dine with guests and welcome friends and family. This really is the 'hub of the home', and the particularly high vaulted ceilings in the lounge area create a real feeling of space.

The lovely kitchen/breakfast room boasts ample food preparation areas, many storage solutions and the family bathroom is equipped with a bathtub with a contemporary shower over and a range of high quality sanitary ware. The master bedroom is fantastic, with a majestic cast iron Victorian style fireplace, huge windows, bespoke shutters, and masses of space for a dressing table, wardrobes, chests of drawers and so on.

Picture rails, pretty mouldings, coving and cornicing throughout add to the undoubted appeal – This property is exceptionally well maintained. The second bedroom with built in and overhead storage, is currently used as a study/guest bedroom.

The rear garden really is quite wonderful, with a private side gate, the perfect space for barbeques, al fresco dining and summertime entertaining. Additionally, there is an opportunity to extend this property into the sizeable side return and the rear elevation, subject to the usual consents, of course.

The location of this super home provides excellent access to the town centre, where you will find a plethora of shops, fine restaurants and charming lanes packed with boutiques and independent shops. The River, it's historic and enchanting towpath walks, Richmond Green and the Royal Richmond Park, schools and transport links are also close by.

For more information or to book a viewing, please contact:

020 8948 1331

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20 Red Lion Street, Richmond, TW9 1RW

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
75	79		

Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.