



Park Road

Twickenham, TW1

Guide Price £2,250,000

A new home behind a classic semi-detached Victorian façade, located on one of east Twickenham's most sought after roads close to Richmond Bridge. This property has been sympathetically updated, following a full back to brick refurbishment and now offers a luxurious and contemporary home while maintaining its period charm.

The heart of this home is the open-plan kitchen-living-dining room, a space to enjoy and share with guests in style. The kitchen itself is complete with a central island, AGA and high-end appliances. The property offers flexible accommodation over four floors with two/three reception rooms, four/five bedrooms and four and a half bathrooms. The property also benefits from a utility room, garage, built-in storage and a large south east facing garden.

Located in East Twickenham (moments from Richmond Bridge), this property is superbly located for all that the immediate area plus Richmond and St Margaret's has to offer. Park Road is one of the few roads that leads to Ducks Walk along the Thames for walks along the Thames tow path. This location perfectly balances city and country living thanks to the proximity to spacious green spaces and easy London transport links. An ideal location for families, East Twickenham, St Margarets and Richmond have outstanding state and private school options, including Twickenham primary, Deer Park School, Orleans Park and St Stephens primary school to name a few.



Park Road

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- Fully renovated, semi-detached Victorian home
- Five bedrooms, four bathrooms
- Circa 2,500 square feet of total accommodation
- Off-street parking
- Garage
- Large south-east facing garden
- Superb location for Richmond, East Twickenham and St Margaret



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You'll find everyday amenities such as dry cleaning, smaller supermarkets and coffee spots close-by alongside a selection of pubs, cafes and restaurants. Local favourites include The White Cross on Richmond Riverside, Armstrongs family butchers, Manoo & Ritas bakery and Ches' Trattoria.

Nearby Richmond town centre offers a wider range of shops, from independent boutiques in cobbled lanes to leading High Street brands, along with a Whole Foods Market and large Waitrose supermarket.

Tenure: Freehold
Service Charge: £n/a
Ground Rent: £n/a
Local Authority: London Borough Of Richmond Upon Thames
Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

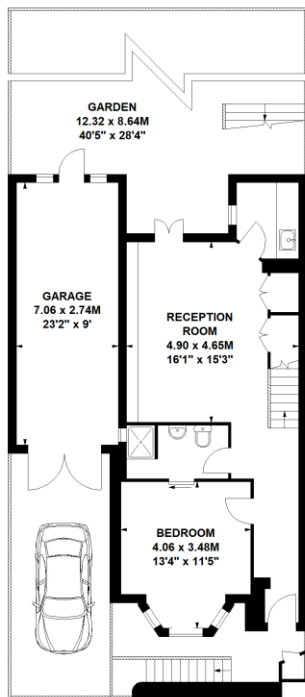
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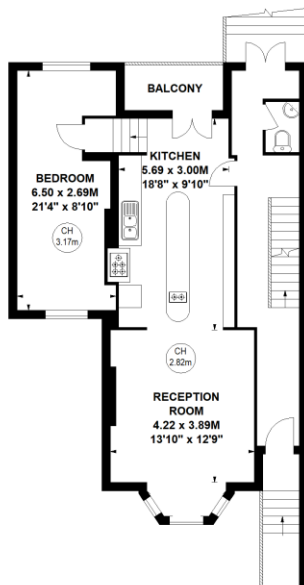
Park Road, TW1

Approximate gross internal area
230.11 sq m / 2477 sq ft
 (Including Eaves Storage & Garage)
 Eaves Storage
 7.15 sq m / 77 sq ft
 Garage
 19.42 sq m / 209 sq ft

Key:
 CH - Ceiling Height



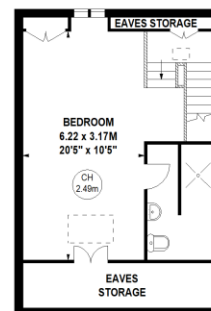
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only

