



Ellerker Gardens

Richmond, TW10

Offers in Excess of
£2,750,000

This handsome and beautifully proportioned Victorian family home is located on one of the most desirable roads on Richmond Hill. A rare find, this property retains many period features and benefits from being one of the few plots on the road that backs directly onto Montague Road. This provides numerous possibilities for the new owners, including the possibility of building off-street parking and/or a garage subject to the necessary consents being obtained.

Having been cherished by the current owner for approximately 50 years, this home exudes character and homely appeal. However, due to its age, there is an exciting opportunity for the new owners to embark on a renovation project, tailoring the property to their specific tastes and requirements.

Furthermore, there is scope to add a rear extension, subject to planning permission. This addition would not only increase the living space but would also provide an opportunity to create a modern, open-plan living area that seamlessly blends with the existing period features.

This property is a dream home awaiting the right owners to realise its full potential. With its blend of period charm, desirable location and potential for personalisation, it offers an appealing and rewarding opportunity for those seeking a unique and prestigious property on Richmond Hill.



Ellerker Gardens

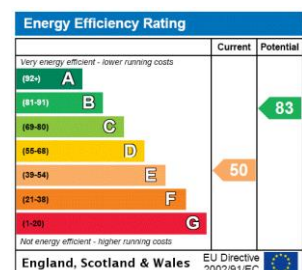
Richmond, TW10

- Beautifully proportioned Victorian family home
- Opportunity to renovate and extend on the ground floor to the rear (STPP)
- 2,566 square feet approx over just three floors (plus cellar)
- Full of period features
- Large southerly facing rear garden with access on Montague Road
- Potential to create off-street parking/garage to the rear (STPP)
- Prime Richmond Hill location



Location: Richmond Hill is a small community with a beautiful village at its heart, with the world famous Richmond Park on its doorstep. The village perfectly balances city and country living thanks to the spacious green spaces and easy London transport links. An ideal location for families, Richmond Hill has outstanding state and private school options, including The Vineyard, King's House, Old Vicarage and Marshgate Primary School to name a few. You'll find everyday amenities such as dry cleaning, smaller supermarkets and coffee spots on your doorstep alongside a selection of pubs, cafes and restaurants. Local favourites include the Richmond Hill Bakery, The Marlborough pub and La Luna di Luca restaurant. Duck Pond Market, on the scenic riverside, sells ethically-sourced local food, art and crafts every weekend. 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. Richmond train station offers access to and from London by tube or rail via the District line, South Western trains and the London Overground service.

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



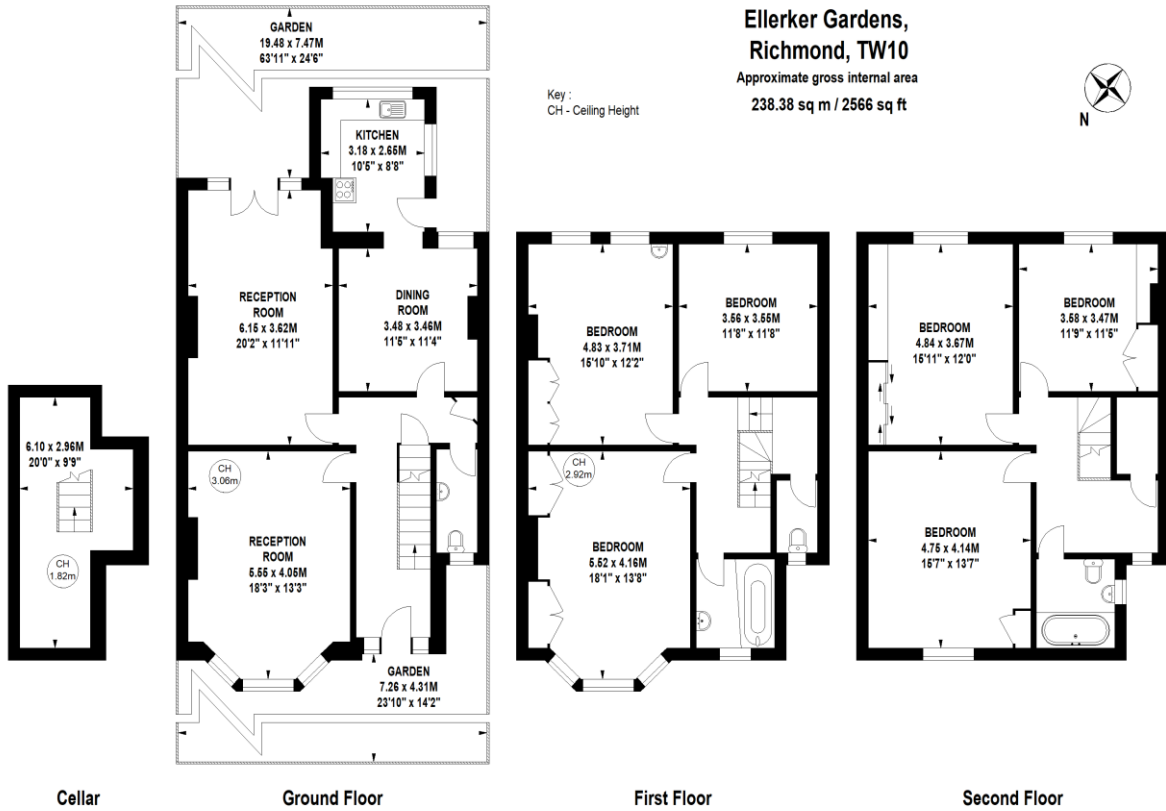
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**Ellerker Gardens,
Richmond, TW10**

Approximate gross internal area
238.38 sq m / 2566 sq ft

Key :
CH - Ceiling Height



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

