



Montague Road  
Richmond, TW10

CHESTERTONS





This exceptional Victorian family home effortlessly combines period charm with contemporary design, offering beautifully proportioned accommodation that is both practical and stylish. This property has generous room sizes, accentuated by high ceilings and large windows and lots of natural light. The interior design is complemented by the original features such as the period façade, intricate corning, grand fireplaces and the elegant staircase.

The property has been extended to the side and the rear as well as beneath the front of the house with all rooms benefitting from an abundance of natural light. The grand entrance hallway leads to two light and airy reception rooms and a study, the ground floor features a stunning kitchen/dining/living room, is impeccably appointed and features expertly engineered floor-to-ceiling glass doors that fold back to reveal a cantilevered extension, seamlessly integrating the garden into the home. There is also a utility room, storage room with built in storage, a gym and a studio room with kitchenette which is currently used as a cinema room. The upper floors comprise five bedrooms and four bathrooms, including a substantial main bedroom suite spanning the full width of the property and includes a walk-in wardrobe and luxurious bathroom.

The front of the property offers off-street parking, whilst at the rear you'll find a beautifully landscaped walled garden complete with a high-specification garden studio and separate storage room.

Richmond Hill is a small community with a beautiful village at its heart, with the world famous Richmond Park on its doorstep. Featuring a variety of homes from large period properties to an eclectic mix of conversion and purpose-built apartments, 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 excellent 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.

- An exceptional Victorian home
- Stylishly refurbished and extended to an exceptional standard
- Situated on one of Richmond Hill's most sought-after roads
- Beautiful walled rear garden with high-specification garden studio
- Off-street parking

Asking Price £5,700,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	77	81
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC  
England, Scotland & Wales

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

**Chestertons Richmond Sales**

23a Friars Stile Road  
 Richmond  
 Surrey  
 TW10 6NH

richmond@chestertons.co.uk  
 020 3758 3222

# Montague Road

Approximate Gross Internal Area = 3730 sq ft / 346.5 sq m  
(Including Reduced Headroom / Excluding Garden Room)

Reduced Headroom = 38 sq ft / 3.5 sq m

Garden Room = 186 sq ft / 17.3 sq m



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