

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 cornicing, 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.

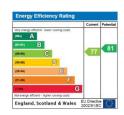
- An exceptional Victorian home
- Stylishly refurbished and extended to an exceptional standard
- Situated on one of Richmond Hill's most sought-after roads
- Beautiful walled rear garden with high-specification garden studio
- Off-street parking

Tenure: Freehold **Service Charge:** n/a **Ground Rent:** n/a

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: $\mbox{$H$}$

Asking Price £5,500,000



Chestertons Richmond Sales

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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





This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

