



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 £5,500,000

Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B		
69-80	C	77	81
55-68	D		
39-54	E		
21-38	F		
1-20	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



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.

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable