



# Ardington House

Richmond Hill, TW10

Asking Price £1,300,000

A fabulous two bedroom apartment with a large south west split level garden and decked area.

This property is being sold with no onward chain, with a share of the freehold and external storage at the entrance to the apartment.

There's a generous reception that has plenty of charm and original period features, wooden flooring and bespoke cabinets, feature fireplace and a stunning view of the garden. The kitchen is light and modern with high quality built in storage cabinets and also has a dining space large enough to fit up to 6 guests.

The principal bedroom is very bright and airy, with ample storage and a good size en-suite which offers both a bath and separate shower. There is a further bedroom to the rear of the property that benefits from a lovely view of the garden. The hallway has plenty of storage and there is an additional bathroom with a shower and WC.

The split level garden is decked while the lower level of the garden is astroturfed and has a wonderful selection of mature planting. There's also a home office with underfloor heating, electricity and storage for garden furniture and tools.





# Ardington House

## Richmond Hill, TW10

- Two bedrooms and additional home office
- South west facing split level garden
- Richmond Hill location
- Ample storage throughout
- Share of Freehold





Ardington House is a fabulous looking property and located on Richmond Hill. Ideally located in reach of the local amenities on Hill Rise and Richmond Hill village, and it's a short walk to the open green spaces of Richmond Park and Terrace Gardens.

The town centre is closeby and 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. Some of the area's best schools are located close by, in particular the Vineyard Primary School which is described as 'Outstanding' in the latest Ofsted Report and which is located at the top of Richmond Hill.

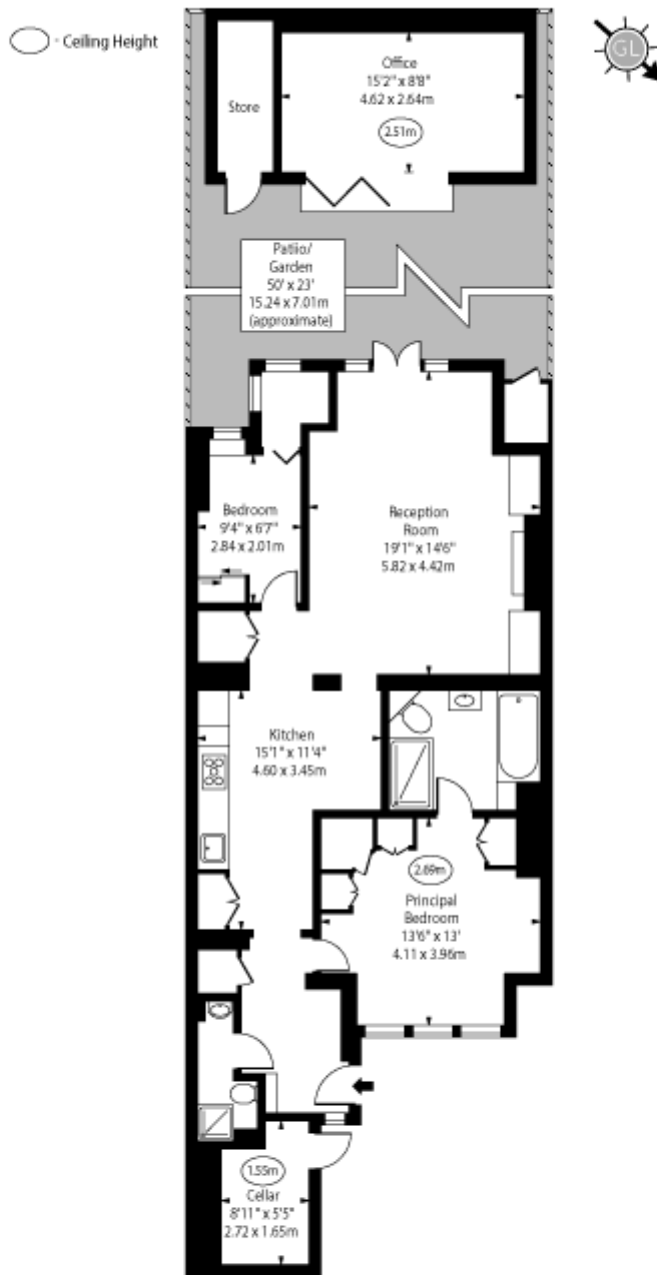
**Tenure:** Share of Freehold – lease expires August 3011  
**Service Charge:** £545pa for the year up to December 2023  
**Ground Rent:** £n/a  
**Local Authority:** London Borough Of Richmond Upon Thames  
**Council Tax Band:** F

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A |                         |           |
| (92-100)                                    | B |                         |           |
| (81-91)                                     | C | 74                      | 80        |
| (69-80)                                     | D |                         |           |
| (55-68)                                     | E |                         |           |
| (39-54)                                     | F |                         |           |
| (21-38)                                     | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

### Chestertons Richmond Sales

23a Friars Stile Road  
 Richmond  
 Surrey  
 TW10 6NH  
 richmond@chestertons.co.uk  
 020 3758 3222  
 chestertons.co.uk

Ardington House,  
Richmond Hill, TW10



Lower Ground Floor

Approx Gross Internal Area 942 Sq Ft - 87.51 Sq M  
(Excluding Cellar, Office & Store)

Approx Gross Internal Area 990 Sq Ft - 91.97 Sq M  
(Including Cellar)  
(Excluding Office & Store)

Office & Store Area 170 Sq Ft - 15.79 Sq M

For Illustration Purposes Only - Not To Scale  
www.gldlens.co.uk  
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