



Petersham Road

Richmond, TW10

Asking Price £1,195,000

Close to Richmond town centre and the River Thames, you will find this wonderful three bedroom apartment set over two floors with glorious river views. The current owners have presented the interior space to create a very stylish and charming home. This period conversion has direct access to an abundance of boutique shops and places to eat located on the doorstep in Richmond.

The accommodation offers a very relaxing reception to the rear elevation with high ceilings, a feature fireplace and cornice coving. There is ample space for a dining table, from where you can enjoy the river views. Adjacent to the reception, there is a more formal dining room which can host gatherings for friends and family. This floor also houses a galley style kitchen which is well appointed with fitted cupboards and has plenty of storage as well as river views to enjoy whilst preparing food.

The family bathroom is beautifully designed with a modern freestanding bath, stylish tiling and high quality accessories.

The three bedrooms are located on the next level. The principal bedroom is airy with a private balcony which has river views and a good size en-suite with double walk in shower.

There are two further double bedrooms to the front of the property, both are generous in size and benefit from lots of natural sunlight, making this a suitable place for working from home.



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- Split level apartment
- Roof terrace
- River views
- Share of Freehold



This property is ideally located for Richmond town centre, Richmond Hill and with a short walk over Richmond Bridge, you can easily access the neighbouring towns of St Margaret's and Twickenham. Richmond town centre offers plenty of places to dine from fine dining at the Ivy and Scotts on the riverside, to some wonderful family run boutique restaurants and shops within the lanes adjacent to Richmond Green.

Richmond Hill is close by and is a small community with a beautiful village at its heart, perfectly balances city and country living thanks to the spacious green spaces and easy London transport links. You'll also find everyday amenities such as dry cleaning, smaller supermarkets and coffee spots on your doorstep alongside a selection of pubs, cafes and restaurants.

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.

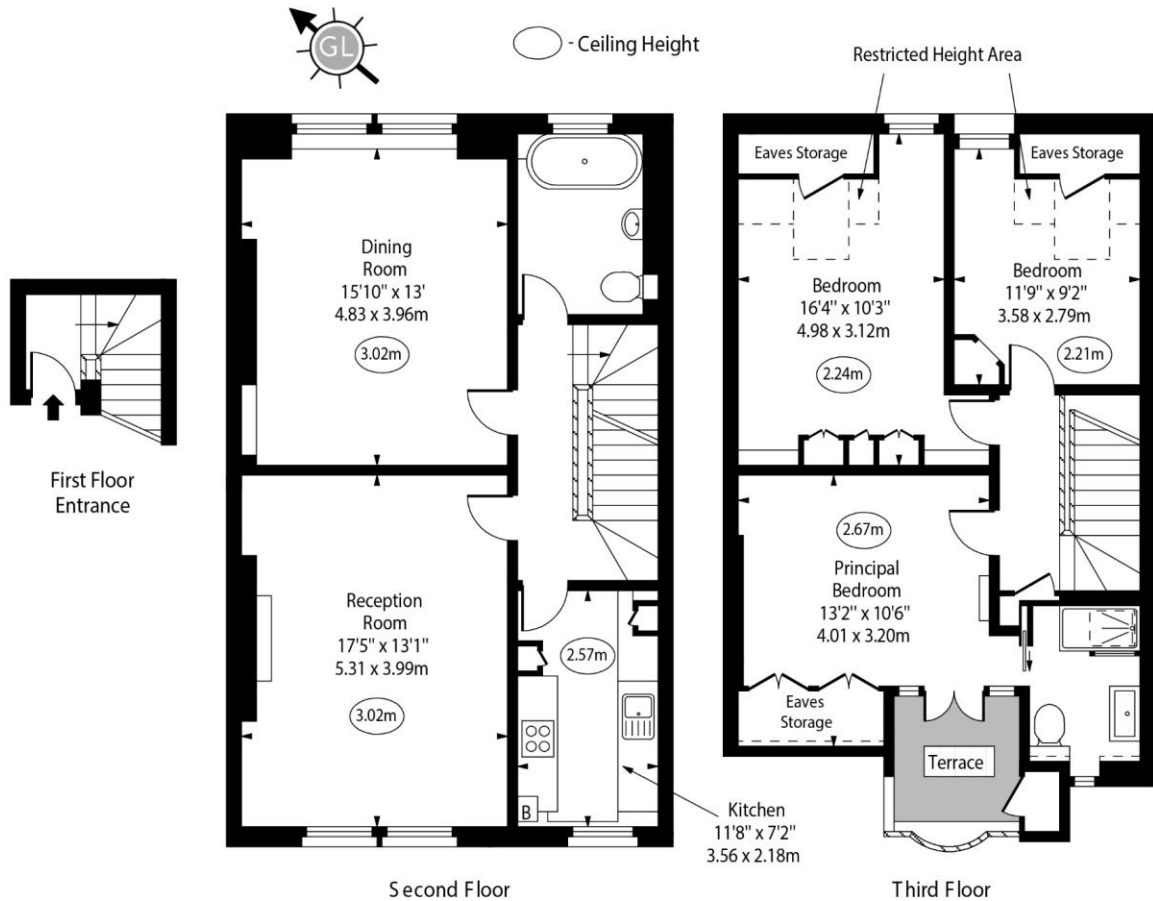
Tenure: Share of Freehold – lease expires December 2999
Service Charge: £2400pa for general maintenance, water rates, insurance
Ground Rent: £peppercorn
Local Authority: London Borough Of Richmond Upon Thames
Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C	72	73
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Approx Gross Internal Area 1245 Sq Ft - 115.66 Sq M
 Approx. Floor Area Including Restricted Heights 1325 Sq Ft - 123.09 Sq M
 (Including Eaves Storage)

For Illustration Purposes Only - Not To Scale
 www.goldlens.co.uk
 Ref. No. 023978M