



# Park Road

Richmond, TW10

Asking Price £500,000

A stunning, spacious, top-floor Victorian apartment in the heart of Richmond Hill village. Share of Freehold.

CHESTERTONS





## Park Road

### Richmond, TW10

- Stylish, top-floor Victorian apartment
- Spacious, one bedroom apartment
- Stunning panoramic views
- Prime Richmond Hill Village Location with Richmond town centre close-by
- Service charge: to be paid on 'as and when' basis as advised by the owner plus buildings insurance to be paid
- Leasehold with a share of Freehold. 999 years from 29/9/1970. 947 years unexpired.



This stunning, Victorian apartment is situated on the top-floor of this highly sought-after attractive building in a conservation area in the heart of Richmond Hill village. The property is light and airy with wonderful panoramic views from the top of Richmond Hill and benefits from having been recently refurbished. The property offers one bedroom with an ensuite wet room, spacious reception with gallery style kitchen and a further wc.

Located between Richmond town centre and the world-famous Richmond Park, Richmond Hill is a small community with a beautiful village at its heart. 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 outstanding state and private school options, including The Vineyard, King's House, Old Vicarage and Marshgate Primary. 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. Duck Pond Market, on the scenic riverside, sells ethically-sourced local food, art and crafts every weekend. Richmond town centre offers a wider range of shops, from independent boutiques in cobbled lanes to leading High Street brands, along with a Whole Foods Market and large Waitrose supermarket.

**Tenure:** Share of Freehold 944 years 4 months

**Service Charge:** TBC

**Ground Rent:** TBC

**Local Authority:** Richmond upon Thames

**Council Tax Band:** D

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
A (82-91)	
B (81-91)	
C (69-80)	
D (55-68)	57 63
E (39-54)	
F (21-28)	
G (1-10)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

### Chestertons Richmond Sales

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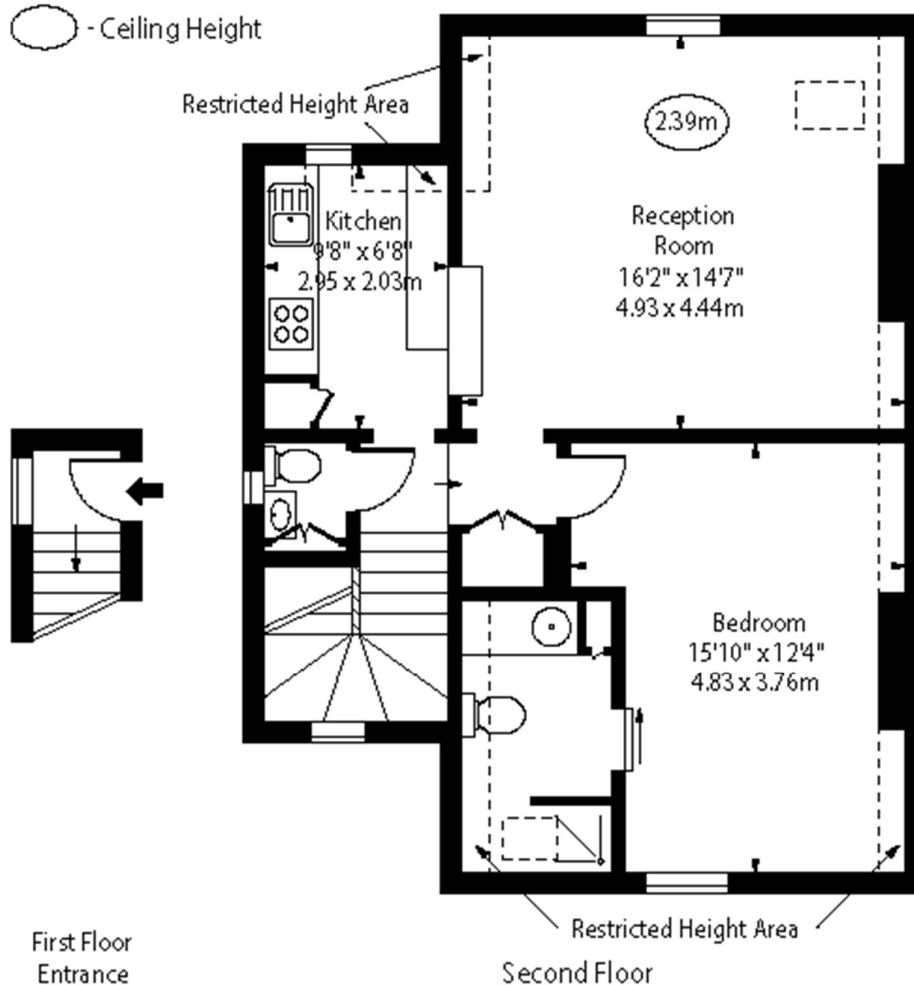
020 3758 3222

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Park Road,  
Richmond,  
Surrey, TW10



○ - Ceiling Height



Approx Gross Internal Area

615 Sq Ft - 57.13 Sq M

Approx. Floor Area Including Restricted Heights

668 Sq Ft - 62.06 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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