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## RICHMOND SQUARE

A rare opportunity to purchase within the Kew Foot Road Conservation Area of Richmond upon Thames.

A blend of new building and the restoration, conversion and enhancement of existing Grade II Listed and historic buildings of Merit, the exceptional residences of Richmond Square surround terraces and a tranquil landscaped courtyard.

RICHMOND SQUARE





THE COLLECTION

## RICHMOND SQUARE

The Grade II Listed façade of the Georgian townhouse and neighbouring apartments, many of which are historic buildings of Merit, benefit from views outwards over the Old Deer Park, north towards Kew Gardens, east towards Central London and inward over terraces and a tranquil landscaped courtyard.



Where nature meets craftsmanship and uniqueness and modernity thrive alongside a sense of history and continuity of place. Richmond Square presents one magnificent three bedroom townhouse over three floors behind the original central Georgian façade, one beautiful two bedroom townhouse and 54 exquisite and individually styled apartments, penthouses and loft apartments.

A blend of Georgian, Victorian, Edwardian and Twentieth Century Art Deco style building, enhanced by considered Twenty First Century renovation and complemented by new building, Richmond Square is destination living at its best.

EVELYN HOUSE  
02 | TWO BEDROOM APARTMENT  
LIVING AREA | GARDEN FLOOR





First impressions matter. Step into the entrance foyer of Richmond Square and feel completely at ease and at home, surrounded by the understated luxury of natural materials, muted tones and soft lighting.

Carefully selected with you in mind, the dedicated Richmond Square Concierge assures a warm welcome, and exclusivity. At your service to greet and assist you and your guests whilst providing a discrete building security presence at all times. Available for your every day to day convenience and quality of life to help you make the most of living in both Richmond upon Thames and one of the world's most vibrant cities.

#### THE CONCIERGE ENTRANCE







The inner courtyard garden is accessible to all residents. A tranquil space to stroll or relax, it takes inspiration from a traditional parterre garden with pathways, raised planters and an organic rose like geometry. A blend of traditional materials and contemporary landscaping, its integrated play areas are both stimulating and safe for young children to explore, whilst an elegant and robust planting palette creates year round interest and biodiversity.





M4  
To Heathrow



LONDON HEATHROW  
AIRPORT

SYON PARK



OLD DEER  
PARK

Royal Mid Surrey  
Golf Club

TWICKENHAM  
STADIUM  
The Official  
Home of  
Rugby



Richmond  
Palace



**RICHMOND**  
Shopping and  
Cafe Culture



Richmond  
Theatre



Hampton Court  
Palace

BUSHY  
PARK



7 MINS  
To Station



Temperate  
House  
**ROYAL BOTANIC  
GARDENS, KEW**



Great  
Pagoda

London Welsh  
Rugby



KEW  
GARDENS

The Boat Race



KENSINGTON



HYDE PARK



Royal  
Albert Hall

**CHELSEA**  
King's Road

FULHAM



Battersea  
Power Station



BATTERSEA  
PARK

MAYFAIR



LONDON  
VICTORIA



CHARING  
CROSS

COVENT  
GARDEN

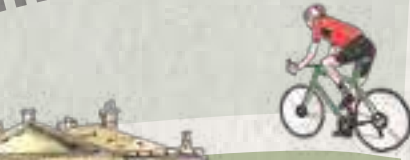
**WESTMINSTER**  
Houses of Parliament



LONDON  
WATERLOO



**CITY OF  
LONDON**



A3  
To Central London

**PUTNEY  
HEATH**



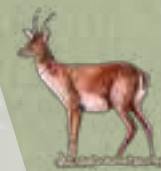
The Royal Ballet School

Golf Course

**RICHMOND  
PARK**



**WIMBLEDON  
AND PUTNEY  
COMMONS**



A3  
To Surrey



**WIMBLEDON**  
All England Lawn Tennis  
and Croquet Club

## PERFECTLY LOCATED

The London Borough of Richmond upon Thames is in South West London. It is situated along one of the most picturesque and accessible parts of the River Thames which links Hampton Court Palace, Richmond Town Centre and Kew Gardens with London.

Richmond itself is home to Richmond Park and its famous deer, stunning riverside views and a historic green within a town centre bustling with life and steeped in history. With two award winning theatres, an art gallery and a museum, the town has much to offer connoisseurs of culture.

Sporting enthusiasts will not be disappointed. Richmond boasts numerous golf clubs nearby and is well located for Polo at Ham, Rugby at Twickenham and Wimbledon for Tennis whilst the River Thames plays host to the Great River Race, Richmond Amateur Regatta and, further downstream, the Oxford and Cambridge boat race – all highlights of the social season along with music of every genre performed in some glorious outdoor settings during the summer months.

Less than ten miles from central London, Richmond benefits from all that the internationally renowned Capital has to offer – business, finance and politics to culture, gastronomy, entertainment and retail – with excellent national and international connections by road, rail and air, Heathrow Airport is just 7.4 miles away.



18

MINUTES

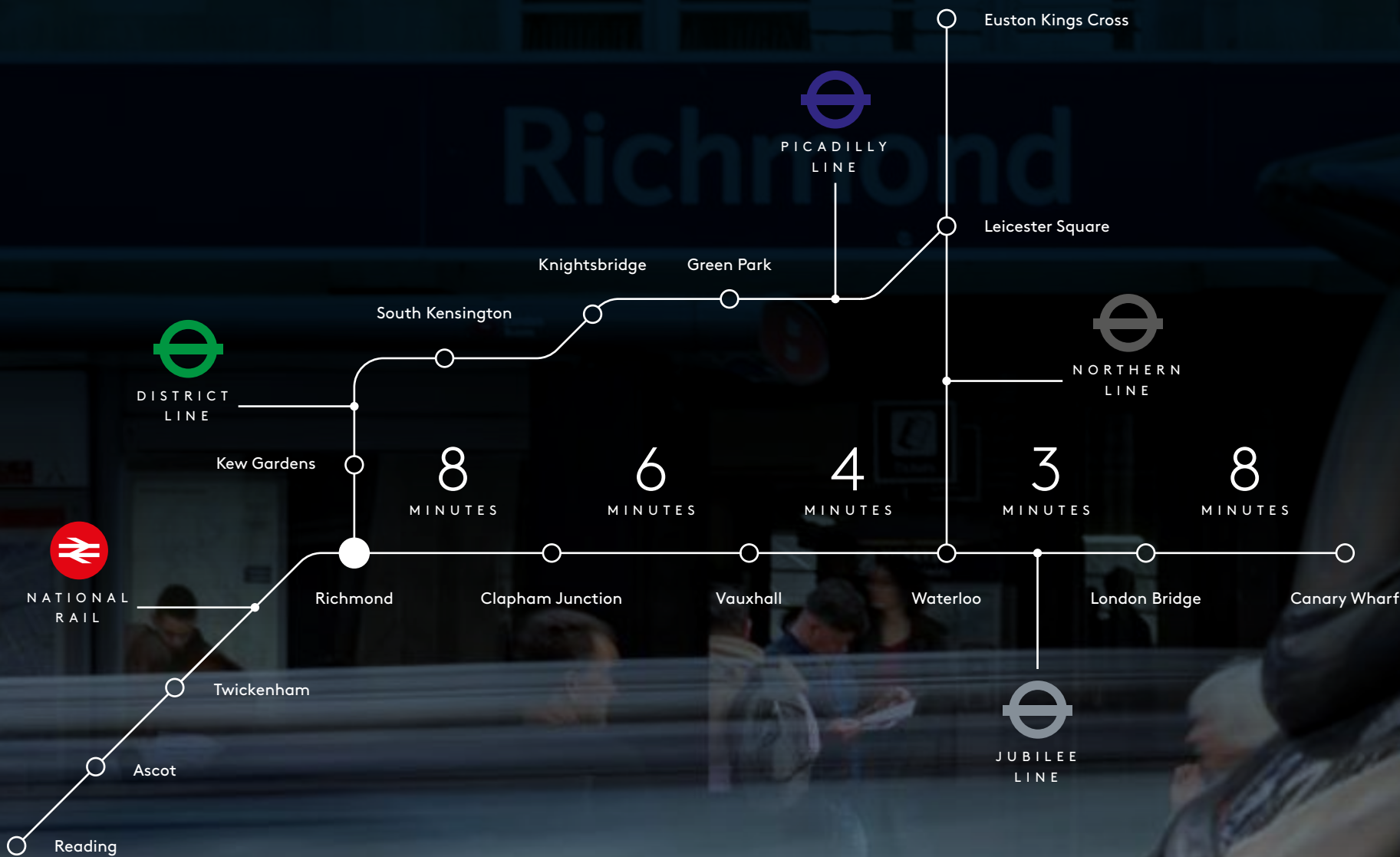
Richmond Station  
to Waterloo

29

MINUTES

Richmond Station  
to Canary Wharf

EXCELLENT TRANSPORT CONNECTIONS  
MAKE RICHMOND PERFECT FOR COMMUTERS  
INTO CENTRAL LONDON

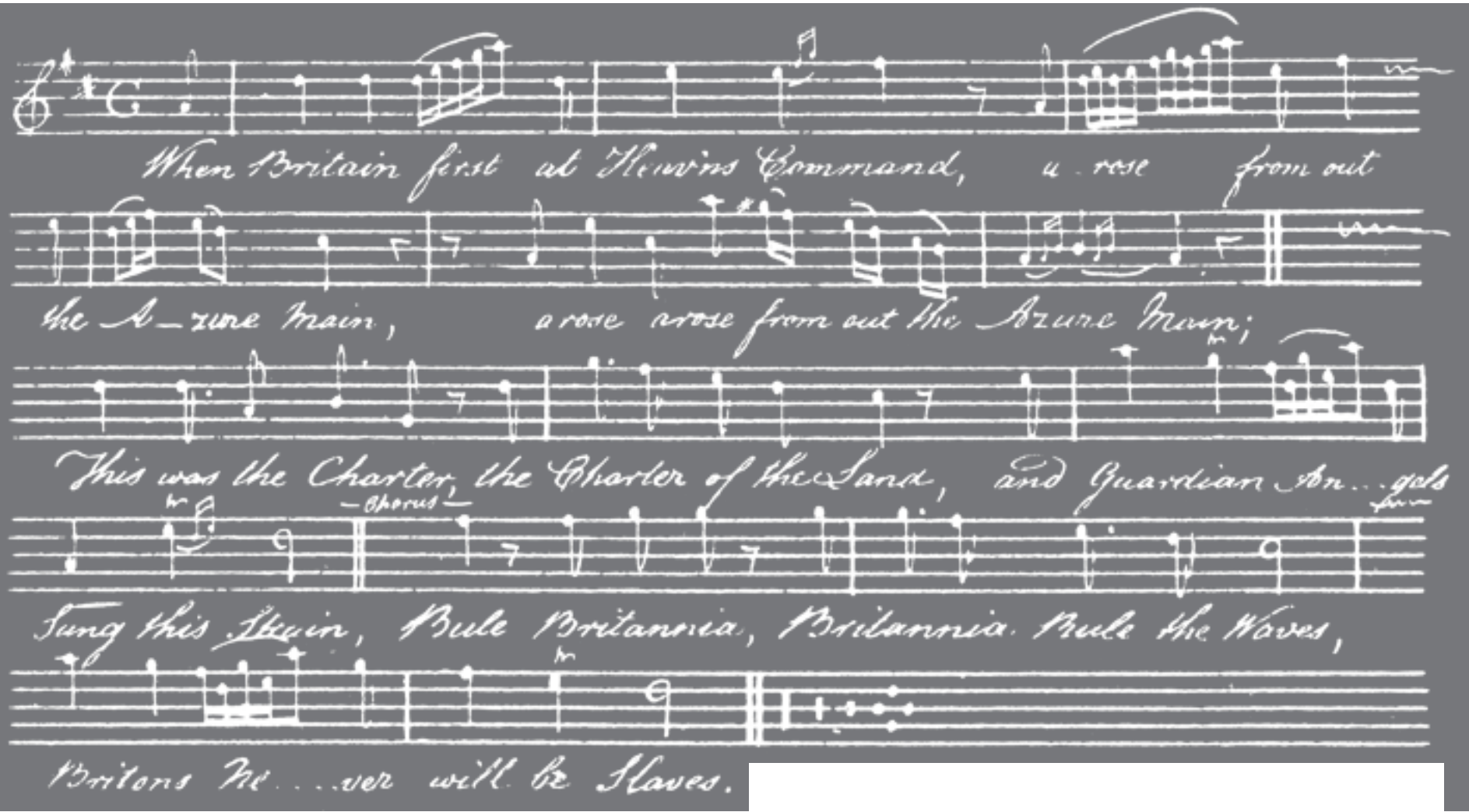


Richmond Square is located just 650 metres walk from Richmond station. Choose from Underground services on the District Line, Overground services and National Rail services with a journey into London Waterloo just 18 minutes and Canary Wharf in half an hour.

The A3 and M4 run on either side of the borough and London Heathrow Airport is just 7.4 miles away for international travel.

Offset carbon emissions and cycle the routes following the River Thames or through Richmond Park and on into central London.





1748

ROSSDALE HOUSE

Upon Thomson's death, George Ross Esquire, at the expense of £9,000, was responsible for transforming the cottage into Rosedale, later Rosedale, House and employing the renowned landscape designer Lancelot 'Capability' Brown to refashion the gardens. Two wings, slightly set back from the central block, and an additional storey were added and the cottage enclosed in a Georgian brick shell of simple classical proportions.

Rosedale House became the property of the Honorable Mrs Frances Boscawen, widow of the famous Admiral. Her summer retreat, the literary hostess celebrated the former home of the famous poet and playwright.



1868

SHAFTESBURY HOUSE

With the purchase by the Honorable Cropley Ashley-Cooper, a politician who became the Sixth Earl of Shaftesbury in 1805, the great era of the Shaftesbury House began with many renovations and improvements made.

The Countess of Shaftesbury lived here until 1865 after which there were several enhancements and additions during the Victorian and Edwardian periods and into the Twentieth Century.



James Thomson wrote his most famous works here, amongst them, the masque Alfred, which includes the anthem Rule Britannia!

ORIGINS

Central to Richmond Square is the Grade II Listed Georgian house, four storeys high and five bays wide. Very originally, it was a simple cottage with fine views looking down to the River Thames and the arcadian landscape beyond and home from 1739 until 1748 to James Thomson, the Scottish born poet and playwright.

Well positioned on West Sheen Lane, the main way to the horse ferry at Kew, the original house sat adjacent to the medieval Old Deer Park of Shene Palace. With the building of the first bridge over the River Thames at Kew in 1759, George III ordered the construction of a new Kew Road and the Lane changed name to Kew Foot Road. Today both Kew Foot Road and the Old Deer Park are Conservation Areas.

ORIGINS AND SIGNIFICANCE



## A ROYAL RETREAT



The town and borough of Richmond derive their name from Richmond Palace. Built by Henry VII in the Sixteenth Century in what was then rural Surrey, upstream and on the opposite bank from the Palace of Westminster, the Palace itself was named after Henry's Earldom and his ancestral home, Richmond Castle in Yorkshire.

When Elizabeth I became Queen she spent much of her time at Richmond. She enjoyed hunting stags in the Newe Parke of Richmonde, now the Old Deer Park.





QUINTESSENTIALLY ENGLISH  
PALACES AND RESIDENCES



BOTANICAL  
GARDENS




EQUESTRIAN  
SPORT



ROYAL RICHMOND





A new park of 2,500 acres, the largest of London's Royal Parks, was created by Charles I for hunting deer. Richmond Park still has 300 Red Deer and 350 Fallow Deer today.

Wonderful views everywhere, Central London can be clearly seen and, from the vantage point of King Henry's Mound close to Richmond Gate, St Paul's Cathedral.

ENCHANTING MORNINGS





The river is at its most beautiful as it flows majestically through the borough of Richmond upon Thames, linking Hampton Court Palace, Richmond Town Centre and Kew Gardens with London.

# THE RIVER THAMES



CYCLE, RUN OR WALK THE THAMES PATHS, TAKE TO THE WATER OR ENJOY AT LEISURE







“ TO WAKE THE SOUL BY  
TENDER STROKES OF ART ”



CULTURE AND ART





VILLAGE  
CHARM



LONDON STYLE,  
INTERNATIONAL  
INFLUENCE

Q U I N T E S S E N T I A L





# ENTICING EVENINGS

Just minutes from Richmond Square, the River Thames by night is transformed from wonderful scenery and chilled afternoons into a destination for vibrant nights out without having to venture into central London.

From traditional pubs, boutique bars and restaurants offering balmy outstretched evenings to neon filled party spots and super cool music hangouts, Richmond by night is the place to be and be seen.





CULT, MICHELIN,  
BRASSERIE, RELAXED  
OR BOUTIQUE





THE COLLECTION

ROSSDALE HOUSE

Rossdale House fronts Kew Foot Road and the Old Deer Park. Many historic buildings of Merit, built over time during the Victorian and Edwardian eras, flank the original Grade II Listed façade of the central Georgian townhouse.







Pass through the grand doorway of the Grade II Listed Georgian townhouse to be received into the elegant entrance hall. Experience a sense of place evocative of the very best traditional Georgian houses.

ROSSDALE HOUSE  
THREE BEDROOM TOWNHOUSE  
ENTRANCE HALL | GARDEN FLOOR



Creating an affinity with the outdoors, the drawing room opens onto a private landscaped terrace leading to the inner courtyard beyond.





THE COLLECTION

SHAFTESBURY HOUSE

Shaftesbury House, situated on Shaftesbury Road, presents a collection of character Victorian and Edwardian façades, many historic buildings of Merit.





SHAFTESBURY HOUSE  
22 | TWO BEDROOM APARTMENT  
LIVING AREA | SECOND FLOOR



Every apartment at Richmond Square is individually styled. The intimate living space has linear cornice ceiling detailing and a niché terrace beyond the elegantly proportioned windows.



Uniqueness and modernity thrive alongside a sense of history and continuity of place. Exposed eaves achieve maximum floor to ceiling height and a sense of contemporary loft living.





THE COLLECTION

EVELYN HOUSE

Evelyn House, situated on Evelyn Road, in sleek contrast to other buildings of Richmond Square, plays centre stage to a beautifully linear Art Deco façade, a building of Merit.





RICHMOND SQUARE

An abundance of light and space. Opening onto a stylish terrace, interior space is luxury living without boundaries.

EVELYN HOUSE  
22 | TWO BEDROOM PENTHOUSE APARTMENT  
LIVING AREA | THIRD FLOOR





RICHMOND SQUARE

Craftsmanship and carefully selected materials create a contemporary space with refined details.

EVELYN HOUSE  
02 | TWO BEDROOM APARTMENT  
LIVING AREA | GARDEN FLOOR







## SPECIFICATION

Richmond Square is an exceptional blend of new design and traditional character with a tranquil landscaped courtyard at its heart. The restoration, conversion and enhancement of the existing Grade II Listed and many historic buildings of Merit are complemented by new building.

Every apartment at Richmond Square is individually styled. Where functionality and aesthetics meet, every detail, every finish has been elegantly presented. Carefully selected materials, traditional craftsmanship and the latest technology come together to create the highest standards within this heritage setting.





The design vision for Richmond Square has been inspired by the heritage and charm of the Grade II Listed façade of the Georgian townhouse and neighbouring buildings, many of which are historic buildings of Merit, and the continuity of place of the Conservation Area location.

Elevations, enhanced by the restoration of existing façades, retain many of their original features and impressive proportion whilst new elements of construction and detailing include brickwork, stonework and feature glazed bricks, timber windows and rainwater furniture, all carefully considered to complement in style and elegance and to blend the traditional and existing with the contemporary and new building.



GENERAL

A full refurbishment of the existing structures together with a reinforced concrete frame, concrete floor slabs and columns in the areas of new building.

BRICKWORK

**Full repair** of existing façade.

**New red London stock bricks** to Evelyn House laid in traditional Flemish bond to main elevations.

**Yellow stock bricks** to Shaftesbury House laid in traditional Flemish bond to main elevations.

**Yellow and white glazed brickwork** to the main pedestrian entrance and lower terraces.

ROOF

Matching materials full refurbishment and upgrade to existing roofs.

A combination of slate roofs, lead work, and flat roof areas to new buildings.

TERRACES AND BALCONIES

Upper and lower terraces and balconies finished to a high standard with quality paving and external lighting.



THE STRUCTURE AND ENVELOPE





WALL FINISHES

**External walls** finished with newly installed and thermally insulated plasterboard with the exception of Rossdale House, where the existing walls are refurbished.

**Internal walls** constructed in metal studwork with acoustic insulation and two layers of plasterboard either side.

**Plasterboard** plaster skim coated with a painted finish.

CEILINGS

**Suspended ceiling system** with plasterboard finish with plaster skim and painted finish with the exception of Rossdale House, where the existing walls are refurbished.





High quality, handcrafted Italian designed kitchens in natural hues give a contemporary style that contrast and enhance the traditional architecture.



APPLIANCES

MIELE

Electric induction hob

Single oven

SIEMENS

Built in extractor

Dishwasher

Fridge/freezer with thermostatic control

Free standing washer/dryer

Chrome polished mixer tap

Blanco undermount steel sink



THE KITCHENS



Bathrooms, shower rooms and cloakrooms are elegantly furnished and finished in **Carrara** marble.



**BATH**

Double ended steel bath in white.

**Lefroy Brooks** polished chrome wall mounted bath filler.

**BASIN**

Wall hung **Catalano** premium white sink.

**Lefroy Brooks** polished chrome tapware.

**SHOWER**

High pressure thermostatically controlled rain shower with **Aquablade** chrome showerhead.

**Majestic** 2m high clear glass screen with matt black frame.

**WC**

High quality floor mounted WC with soft closing seat and cover complete with concealed cistern and polished chrome fittings.

**FLOORS AND WALLS**

Finished in 600 x 300mm **Carrara** marble.

Underfloor Heating.



THE BATHROOMS





Your personal retreat, bedrooms are spacious and light with beautifully understated luxury and muted tones.

WARDROBES

Wardrobes are designed to integrate with each apartment's unique layout. Internally lit and fitted with solid doors with traditional panel detailing, painted finish and accessorised with decorative polished chrome ironmongery to match the internal doors throughout the apartments.



THE BEDROOMS





Individually styled, the exceptional residences of Richmond Square are designed to optimise natural light, making best advantage of generous period windows and, where apartments are newly built, contemporary interiors provide striking contrast to heritage façades.



FINER DETAILS

THE FINISHING

**Front and Internal Doors** Solid with traditional panel detailing in painted finish and high quality traditional polished chrome decorative ironmongery.

**Windows** retained and fully refurbished within converted apartments and most include secondary glazing to improve sound and thermal insulation with the exception of certain windows within Rosedale House.

Windows within newly built apartments are generally traditionally detailed timber double glazed casement or sash windows to reflect the historic nature of the surrounding buildings.

**Floor finishes** Engineered Oak flooring of 180mm wide planks to apartment reception areas, high quality carpet to bedrooms, timber staircases and polished **Carrara** marble tiles to bathrooms.

**Cornicing and light roses** Cornicing, a large central rose with inner moulding and small ceiling roses by **Stevensons of Norwich** are fitted to most properties.

EVELYN HOUSE ROOFTOP  
DUPLEX APARTMENTS

**Windows and Doors** High quality powder coated aluminium.

Timber painted traditionally designed staircases.

SERVICES

LIGHTING

A combination of inset lights, ceiling light points for pendants and chandeliers, and wall lights in some residences.

**Wardrobe** lighting with a hanging bar and overlighting.

SECURITY

**Rapid response flush pendant sprinklers**

**GIRA smoke/heat detectors**

**Video door entry and numbered keypad**

**Fob access gates**

ACCESS AND PARKING

**Two passenger lifts** Full height mirror and limestone floor finishes.

A number of **above and below ground-level parking spaces** via the car lift to the inner courtyard are available.

HEATING AND COOLING

**Wet underfloor heating** throughout.

**Full mechanical ventilation** to all residences.

**Traditional radiators** to all apartments within the Listed building.



FINER DETAILS





CONCIERGE

The dedicated Richmond Square Concierge is available to meet, greet and assist you and your guests whilst organising a whole range of behind the scenes help leaving you free to entertain, work or unwind.

**Concierge entrance foyer** Ensures a warm welcome, security assurance and exclusivity.  
**Staircase** Central column and curved wall, with an elegant curved handrail.  
**Internal glazing** Full height internal glazed entrance.

**Lighting** Feature chandelier created by Ochre.  
**Cornicing and light roses** Cornicing, a large central rose with inner moulding and ceiling roses by **Stevensons of Norwich**.  
**Floor** Limestone with border detail.  
**Walls** Estate eggshell paint with a dado rail throughout.

AT YOUR SERVICE

The large inner courtyard garden is fully landscaped and provides a private area for all residents of Richmond Square to relax.

COURTYARD GARDEN

- Finishes and landscaping are a blend of traditional materials and planting alongside contemporary design.
- Natural stone and traditional brick paving
- Feature lighting
- Corten steel planters
- Landscaped planters
- Integrated designed young children's play

TERRACES AND BALCONIES

The upper and lower terraces and balconies are finished to a high standard with quality paving and external lighting.



STEP OUTSIDE





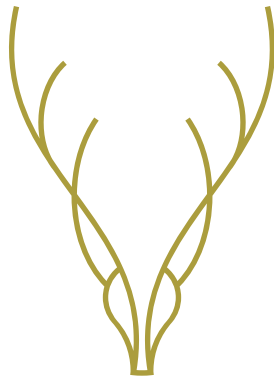
RER LONDON

Exclusive London property acquisition,  
investment and development by RER London





An exclusive development  
by RER London and Blue Coast Capital



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# RICHMOND SQUARE

KEW FOOT ROAD  
RICHMOND UPON THAMES  
TW9 2TE

ALL ENQUIRIES

**0203 369 0169**

[richmondsq.co.uk](http://richmondsq.co.uk)

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