



Richmond Hill, Richmond **TW10**

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# Richmond Hill, Richmond **TW10**

This exceptional apartment has been refurbished and interior designed to the highest of standards and measures over 1,600 sq ft approximately. It provides spacious and expansive living accommodation laterally arranged over the second floor of this prestigious residential building on Richmond Hill. On entering the apartment, there is a welcoming entrance hallway which leads to the double reception room and dining area, which naturally creates an excellent space for entertaining friends and family. The principal bedroom follows with en suite bathroom and an array of fitted wardrobes. Three spacious bedrooms follow with a luxurious family bathroom. The bespoke kitchen with stone floor and exquisite Caesarstone polished natural Quartz worktops, along with a range of Siemens appliances, is a beautiful feature of this elegant apartment. There is also a WC and utility room to complete the accommodation.



**Guide price:** £1,399,950

**Tenure:** Leasehold: approximately 961 years remaining

**Service charge:** £11,500 per annum, reviewed every 1 year, next review due 2024

**Ground rent:** £70 per annum, reviewed every 1 year, next review due 2024

**Local authority:** London Borough of Richmond Upon Thames

**Council tax band:** G



## Location

Glenmore House is located 0.7 miles from Richmond Station, with the direct overground service into Waterloo taking just 20 minutes and there are also District Line underground services too.

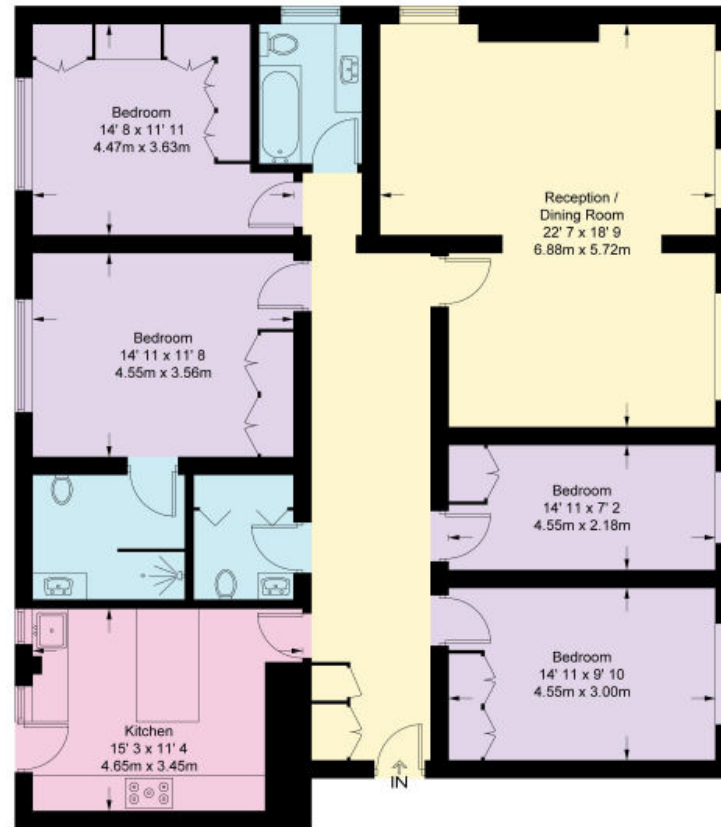
Ideally situated on Richmond Hill, just 0.4 miles from central Richmond, where there is an array of wonderful restaurants and shops. It is also just under half a mile from the extensive Richmond Park.

\*All times and distances are approximate.



# Glenmore House

Approximate Gross Internal Area = 1614 sq ft / 150 sq m



Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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