



Mount Ararat Road, Richmond **TW10**

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A three bedroom apartment that has been meticulously maintained and is immaculately presented throughout whilst keeping its charm.

The apartment is situated in the middle of Richmond Hill with a short walk to 'Richmond Village' with its convenient shops, cafes, pubs and the world-famous turner view at terrace gardens. Walking back down the hill into the bustling Richmond town centre you are greeted with a comprehensive range of shops, restaurants, two cinemas, a renowned theatre set on the picturesque Richmond Green and wonderful riverside walks. Schooling in Richmond is second to none with The Vineyard, Marshgate, Kings House and Old Vicarage all walking distances away.



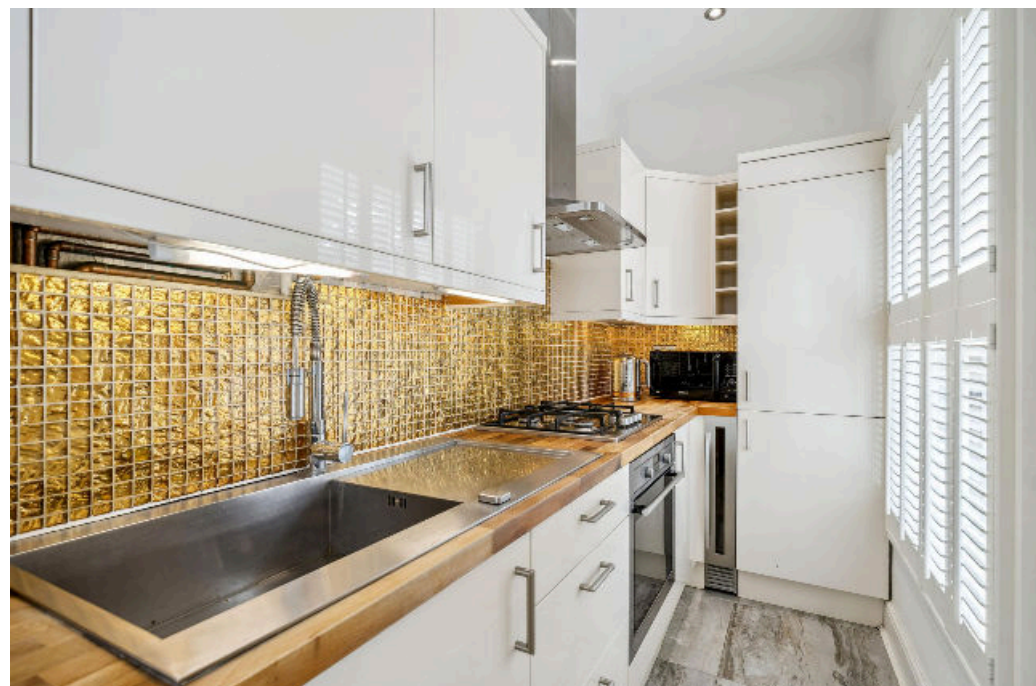
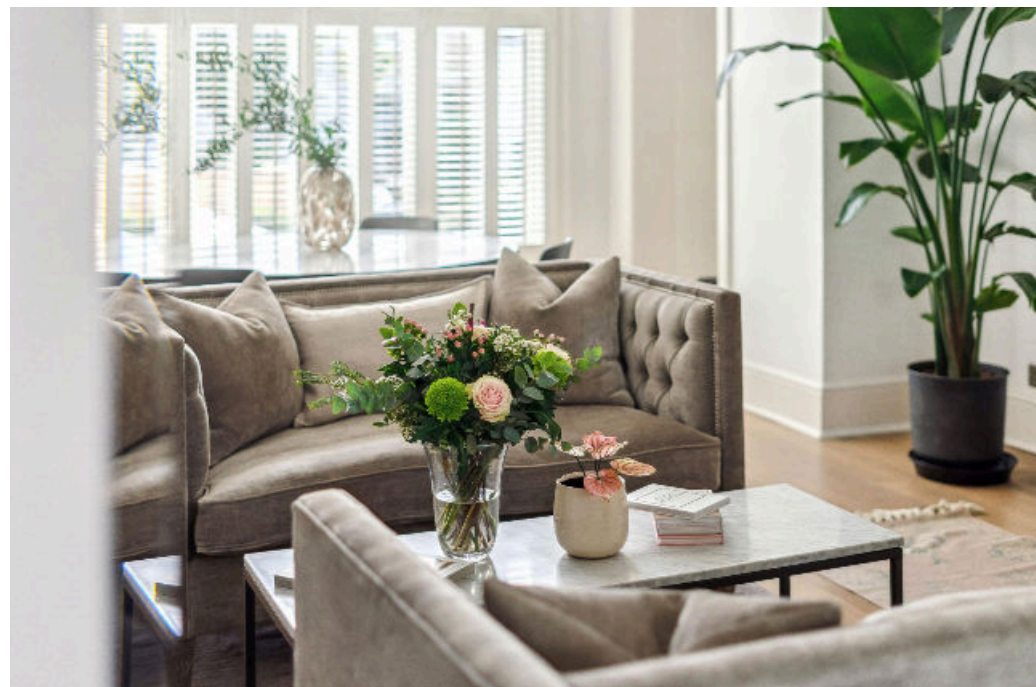
Guide price: £1,250,000

Tenure: Share of freehold plus leasehold, approximately 992 years remaining

Service charge: Please note we are unable to confirm the current service charge or the review period

Local authority: London Borough of Richmond Upon Thames

Council tax band: E



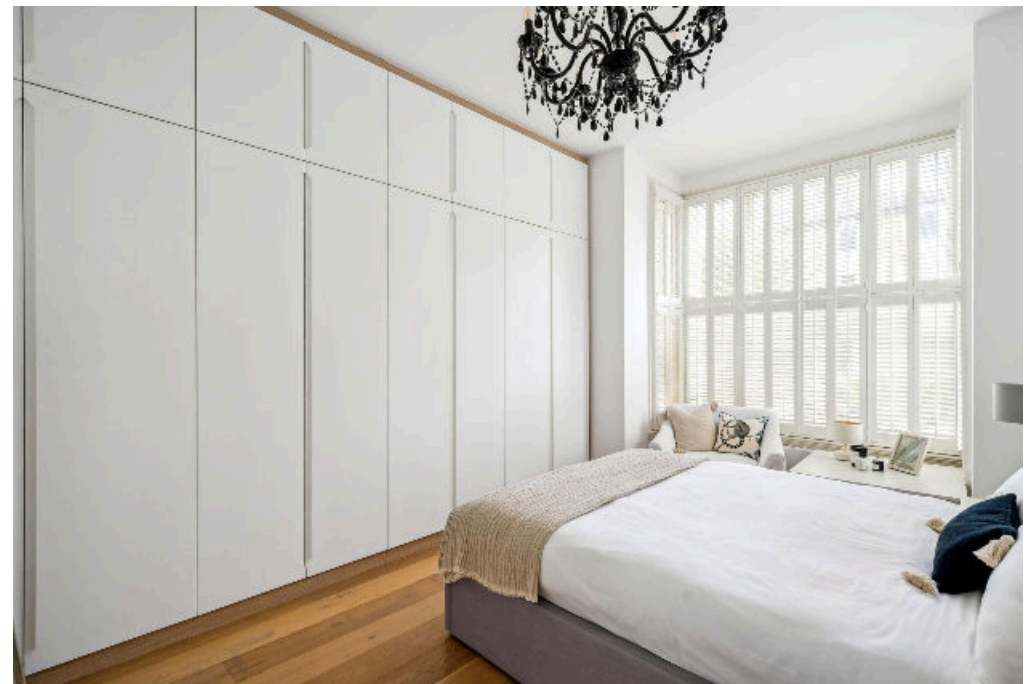


Description

Upon entering the apartment, you are greeted with a large entrance hall and huge volume. On the left-hand side of the apartment are the bathroom, second bedroom, lounge and kitchen. The bathroom is finished to a modern standard and the second bedroom is a fantastic sized double with plenty of space for freestanding storage. The standout room of the apartment is the reception room with its incredible ceiling height, grand fireplace and southwest-facing windows flooding the room with natural light. The kitchen is also a modern finish.

On the right-hand side of the apartment, you will find a further two bedrooms, one of which is the principal and has a large bank of built-in wardrobes. The third bedroom is currently being utilised as an office but has been used as a double bedroom for guests.

Extra benefits include large wooden sash windows, plantation-style shutters, wooden floors throughout and a share of the freehold.





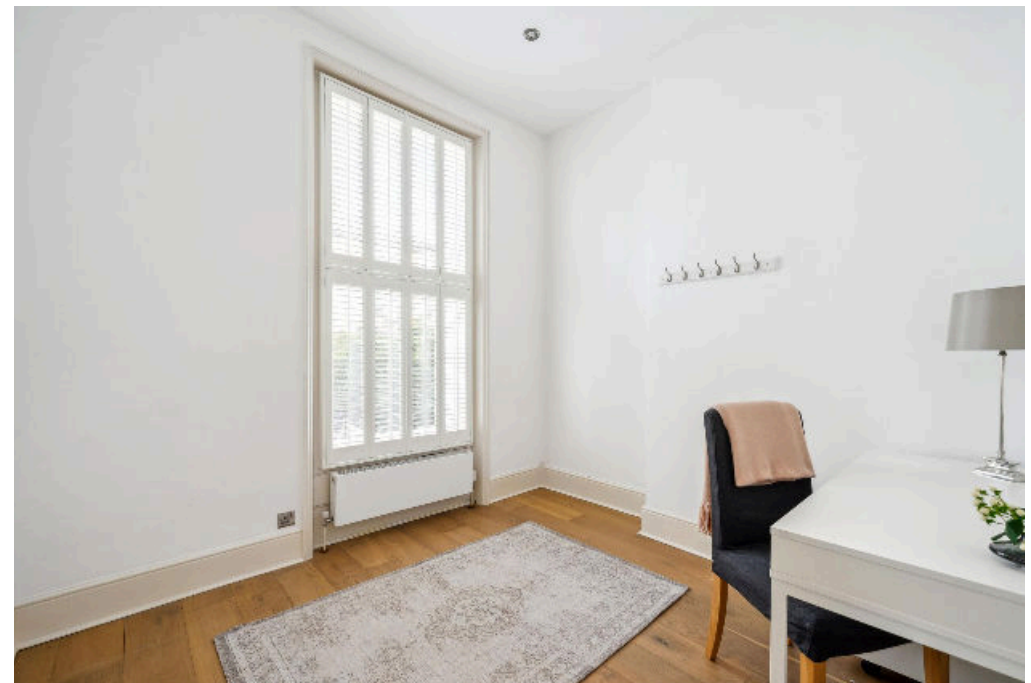
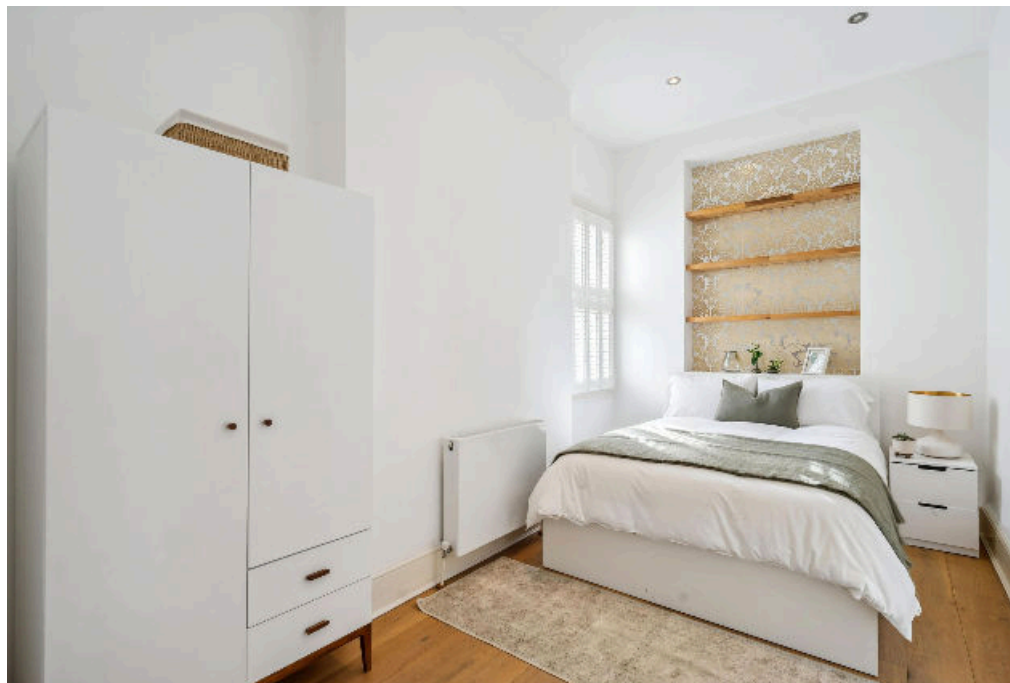
Location

Mount Ararat Road is in a perfect position within the Richmond Hill community and is within close proximity to Richmond's attractive riverside amenities, numerous shops, bars and restaurants.

The property is a stone's throw from the green spaces of Terrace Gardens, Richmond Green and Old Deer Park, as well as Richmond Park with its 2,500 acres.

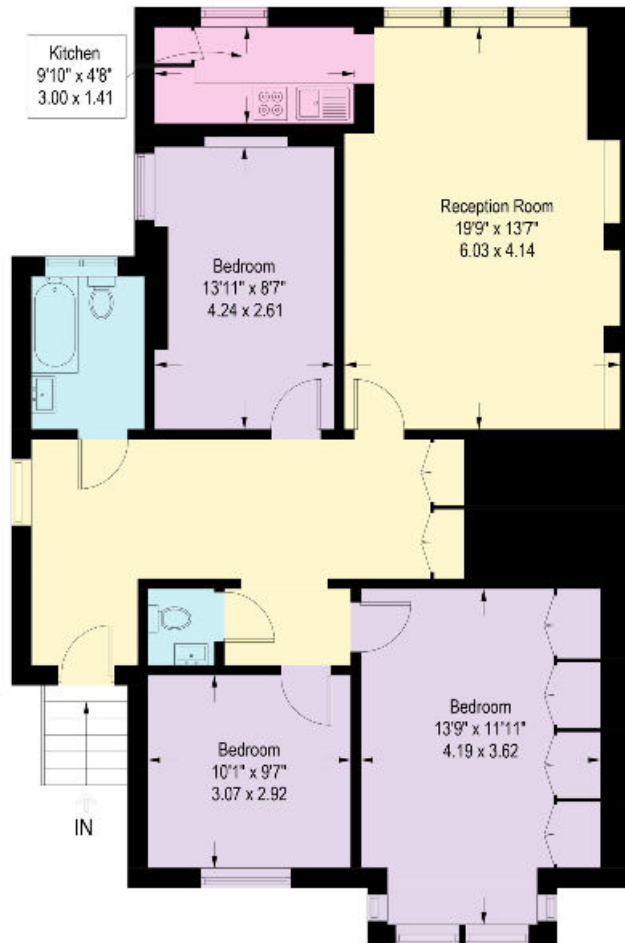
Other local venues of interest include Ham House and Common, Marble Hill Park and the Royal Botanic Gardens of Kew.

A key attraction for the area is the excellent schooling options, including the independent Old Vicarage School and King's House School, as well as Ofsted 'Outstanding' rated schools such as The Vineyard School, Deer Park School and Orleans Park School.



Mount Ararat Road, London, TW10

Approximate Gross Internal Area = 1082 sq ft / 100.6 sq m



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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We would be delighted to tell you more

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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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Particulars dated October 2023. Photographs and videos dated October 2023.

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