



Ham Street, Richmond TW10

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# Ham Street, Richmond **TW10**

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An elegant double fronted Georgian house with a wonderful garden extending to 65 ft approximately and private off street parking.

This fine family home is arranged over two lateral floors and measures 3,500 sq ft approximately. The accommodation is spacious and well appointed throughout offering plenty of flexibility and options for how the next family want to live in the house.

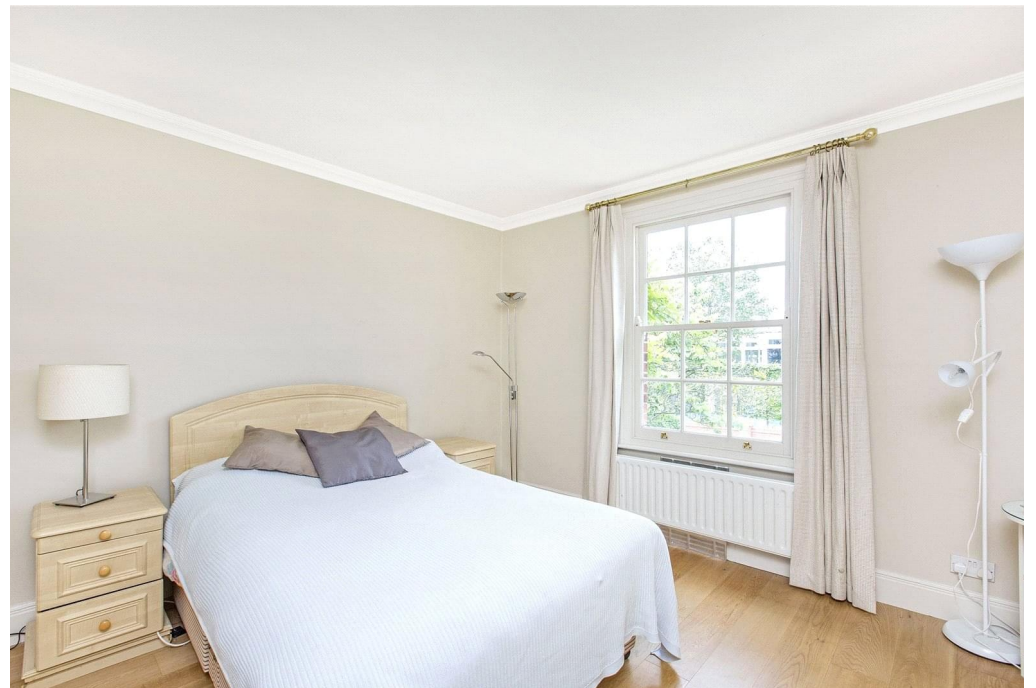


**Guide price:** £3,250,000

**Tenure:** Available freehold

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

**Council tax band:** G





On arriving at the property from the carriage driveway there is an entrance hallway followed by a front study and a reception room. A drawing room follows to the rear, which overlooks the garden, and there are French doors leading out to the patio area.

To complete this floor there is the fully fitted kitchen with dining space, playroom, additional studio/reception space, WC and a cellar.

Leading to the first floor is the spacious principal bedroom, which has two walls of fitted wardrobes and an en suite bathroom. There are four further double bedrooms and three well appointed bathrooms.

## Location Description

Whilst within just two miles from Richmond (with its array of shops, restaurants and boutiques) the house is situated by picturesque Ham Common - providing a truly semi-rural fell.

Furthermore it is within just a few hundred metres of Richmond Park (with its 2300 deer inhabited acres) and a particularly scenic stretch of the River Thames.

Richmond train station offers a direct and rapid service into London Waterloo, as well as the District Underground Tube and overland line to Stratford via North London. There is a good selection of local shops at Ham Parade, also within just a few hundred metres. Local schools enjoy an excellent reputation and are amongst the best in the country.





The garden to the rear is a real feature of this stunning house and is predominantly laid to lawn, but there is a good mixture of mature trees, shrubs and plants.



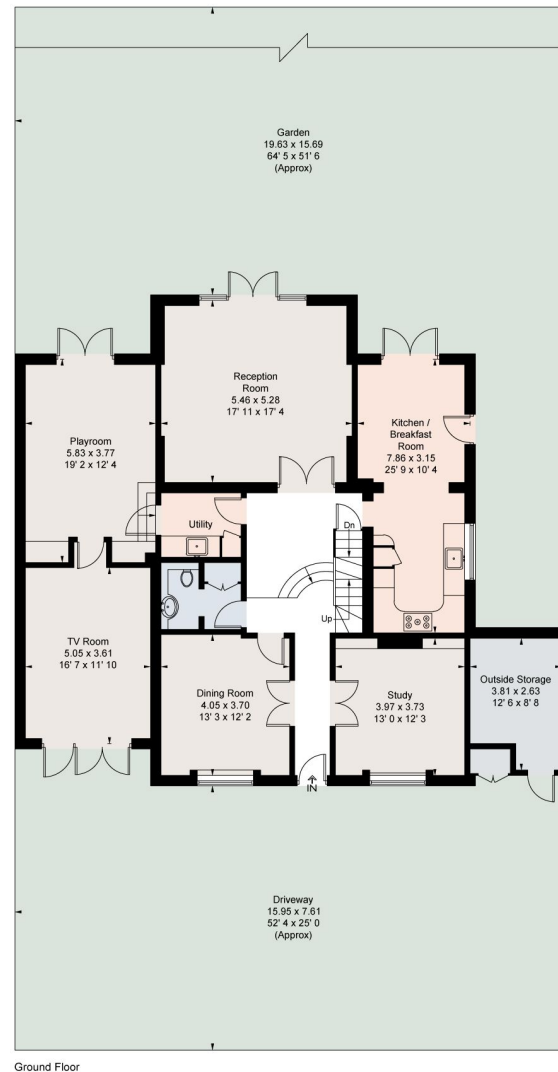
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**Approximate Gross Internal Floor Area**  
**316.5 sq m / 3407 sq ft**

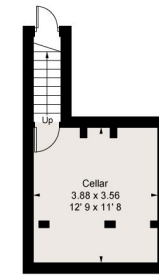
Excluding Outside Storage

Outside Storage 10.2 sqm m / 110 sq ft

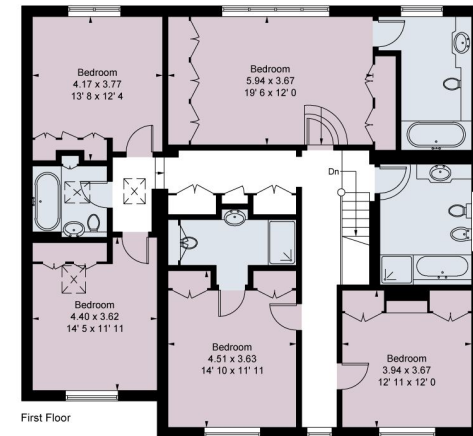
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



Basement



First Floor



**Knight Frank**

**Richmond**

23 Hill Street,

London

TW9 1SX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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**James Williams**

+44 20 8939 2808

[james.williams@knightfrank.com](mailto:james.williams@knightfrank.com)



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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