



Kew Green, Richmond TW9

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Abingdon House is an elegant Georgian property steeped in history and situated in a prime London location, with the world renowned Kew Gardens and Kew village a short distance away.

The main house offers in excess of 6,000 sq ft approximately and is arranged over five floors. As you would expect in a house of this age and style there are numerous notable features such as well proportioned reception rooms with high ceilings, feature fireplaces and ornate ceiling cornices.



**Guide price:** £6,250,000

**Tenure:** Available freehold

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

**Council tax band:** H







A fine Grade II listed period house with wonderful views of Kew Green.



Overall the property offers eight bedrooms and six bathrooms, one of them being the elegant principal suite with dressing room, en suite bathroom and large bedroom area. The top floor provides an excellent space for children with its three bedrooms and family bathroom.

There is a fine mix of reception rooms, including the ground floor reception room which is a beautiful room with its bay window and glorious views of Kew Green. The fully fitted kitchen leads directly onto the garden with three French doors. The first floor drawing room is also a magnificent space, really capturing the charm and elegance of this home. The lower ground floor, with separate entrance, provides additional living accommodation with large bedroom, kitchen and dining space, providing space for live in Nanny or assistance.

The patio garden to the rear is a tranquil space which catches the sun and provides an excellent space for outdoor dining. There is also a bin/cycle store and parking space located to the rear and side of the building.







## Location Description

The House stands in a prominent position overlooking Kew Green. The World heritage site of Kew Gardens is only moments away and Kew Village has an array of every day amenities. The station at Kew Gardens offers quick links in to central London and the M4/A4 road network is accessed just over Kew Bridge giving great access to Heathrow.

One of the key drivers for families looking to reside in this location is the number of first class schooling opportunities close to hand which include Kew Green Prep, Broomfield House, Unicorn and Kew College in addition to all of those found in the wider Richmond Borough.



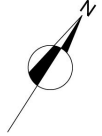


# Abingdon House

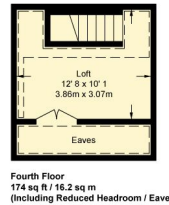
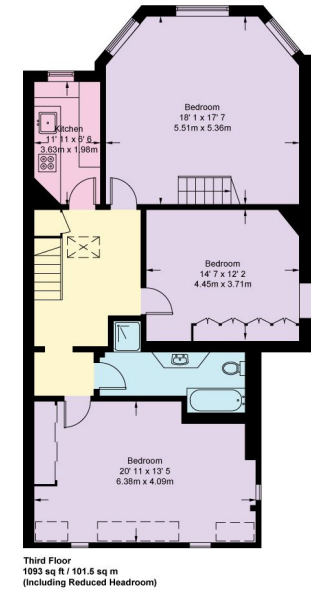
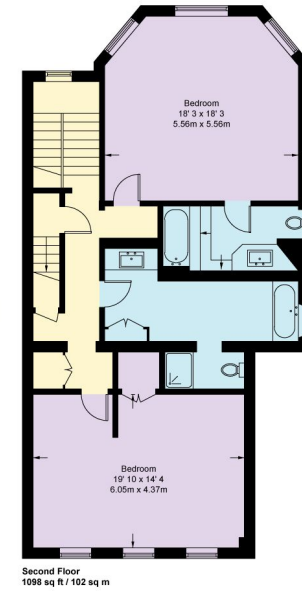
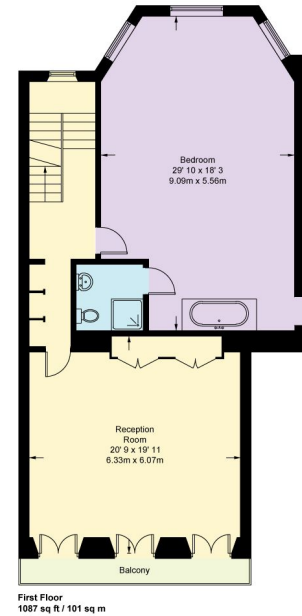
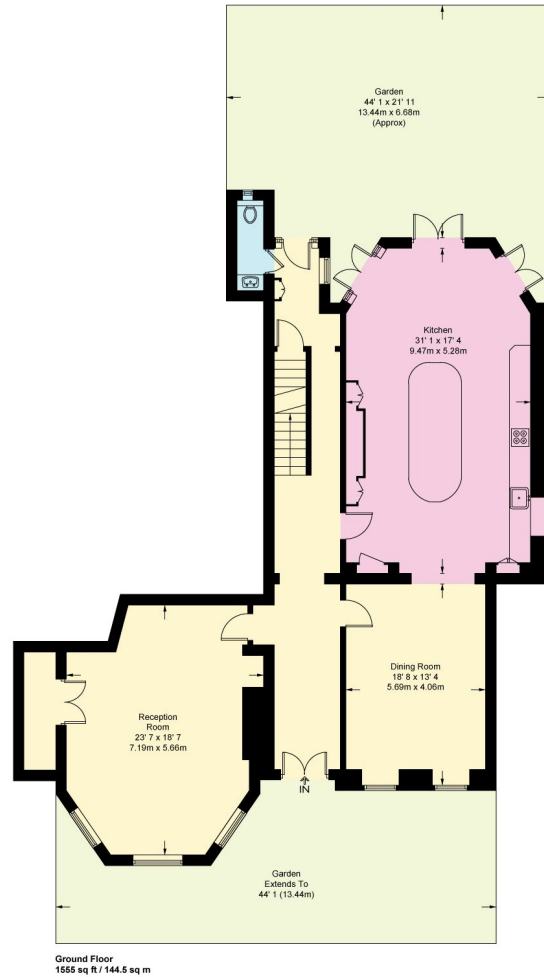
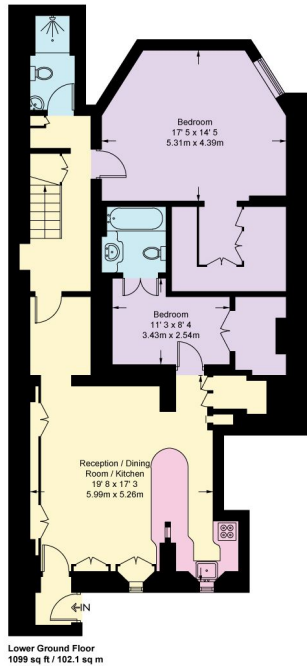
Approximate Gross Internal Area = 6019 sq ft / 559.2 sq m  
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 87 sq ft / 8.1 sq m

Total = 6106 sq ft / 567.3 sq m



= Reduced headroom below 1.5m / 5'0"



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.

**Knight Frank**  
Richmond  
23 Hill Street,  
London  
TW9 1SX  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more  
**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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