



Park House, Richmond Hill **TW10**



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Park House is beautifully positioned in a magnificent location on Richmond Hill and benefits from William Turner's famous view of the River Thames, the only view protected by an Act of Parliament. The building is situated 0.3m from Richmond Park, one of London's eight Royal Parks covering 2,500 acres. The park has protected status as an important habitat for wildlife and is a National Nature Reserve, and also acts as a venue for a range of activities including fishing, rugby, golf and horse riding.



Guide price: £1,375,000

Tenure: Share of freehold plus leasehold, approximately 955 years remaining

Service charge: £3,900 per annum, reviewed every 1 year, next review due 2024

Local authority: London Borough of Richmond Upon Thames

Council tax band: G

An immaculately presented three bedroom apartment situated in this sought after period conversion on Richmond Hill. The property briefly comprises: entrance hall, a wonderfully spacious reception room with hardwood floors, a log burner and three windows that provide plenty of natural light throughout the room and magnificent views over the River Thames. The reception room itself is open to the kitchen/dining room and provides an excellent space for entertaining. The principal bedroom with ensuite shower room is located at the front of the building and benefits from the same breathtaking views over the River Thames. There are a further two good size double bedrooms and a beautifully appointed family bathroom with a sizeable egg-shape bath, a walk-in shower/wet-room and a built-in utility area. The property further benefits from new double glazed sash windows throughout, Thomas Sanderson shutters, separate storage for bikes/prams in the basement and being offered to the market with a share of the freehold.

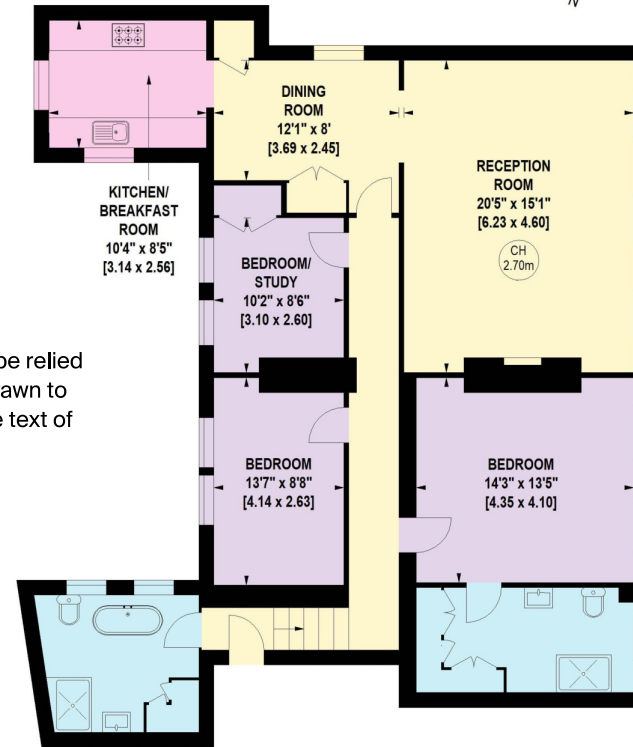




**Park House,
Richmond Hill,
Richmond, TW10**

Approximate Gross Internal Area : 120.77 Sq. metres
1300 Sq. feet

Key :
CH - Ceiling Height



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.

THIRD FLOOR

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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 February 2022. Photographs and videos dated February 2022.

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