



Warrington Road, Richmond TW10

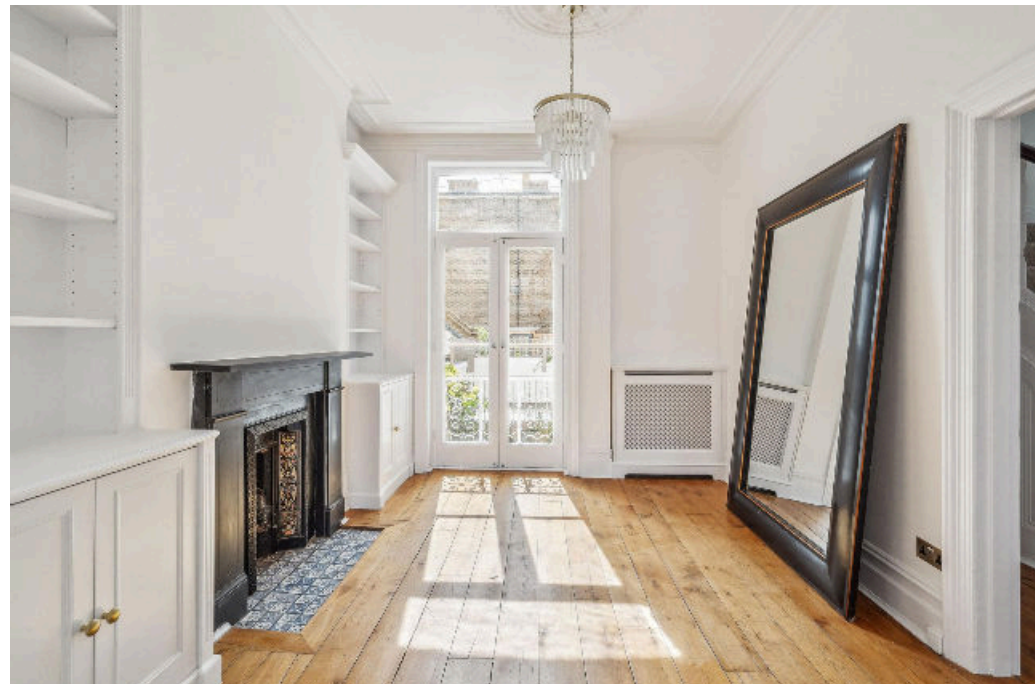
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# Warrington Road, Richmond TW10

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A beautifully presented four bedroom, two bathroom property which is arranged over three floors and has two private outside spaces. The property has been thoughtfully and stylishly decorated and is enhanced by the period features which have been retained. The property has wooden flooring, a neutral decor and a contemporary finish throughout.

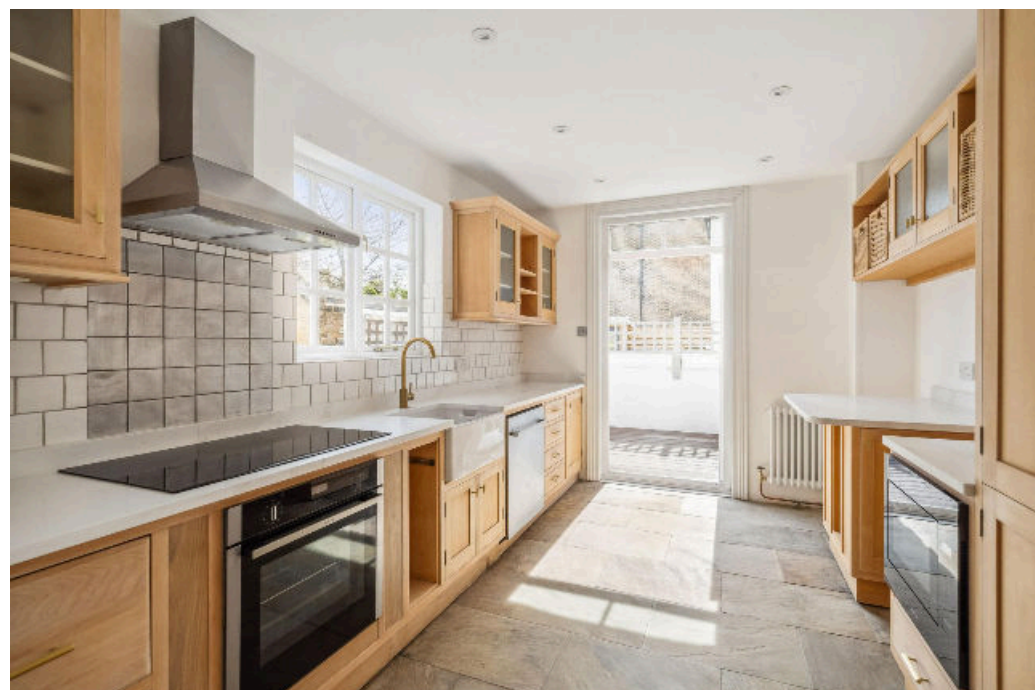


**Offers in excess of:** £1,700,000

**Tenure:** Available freehold

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

**Council tax band:** G

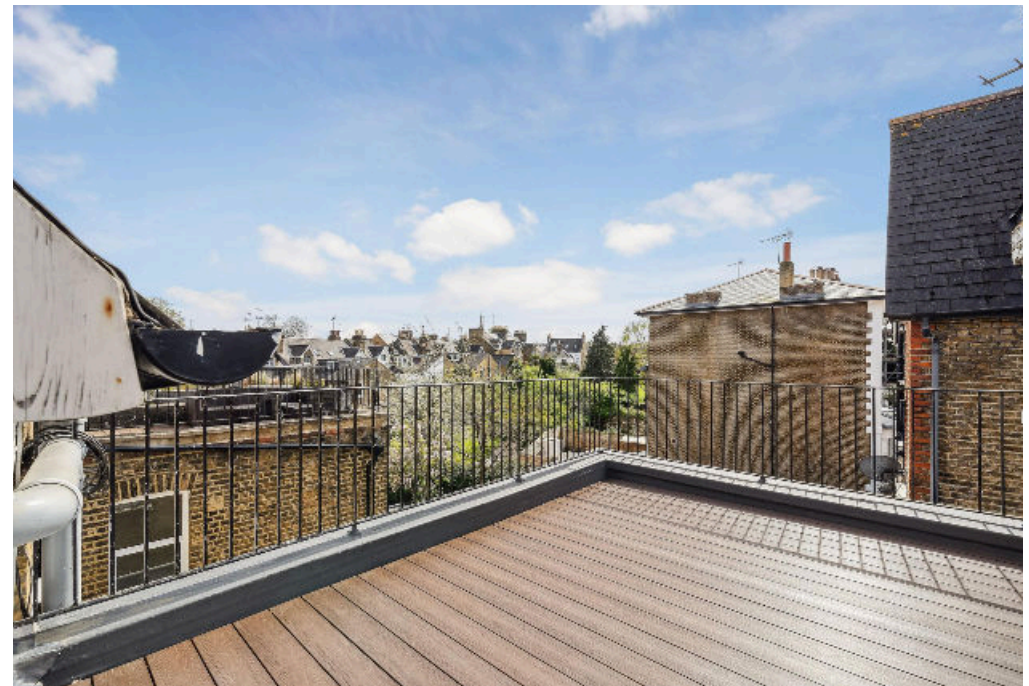


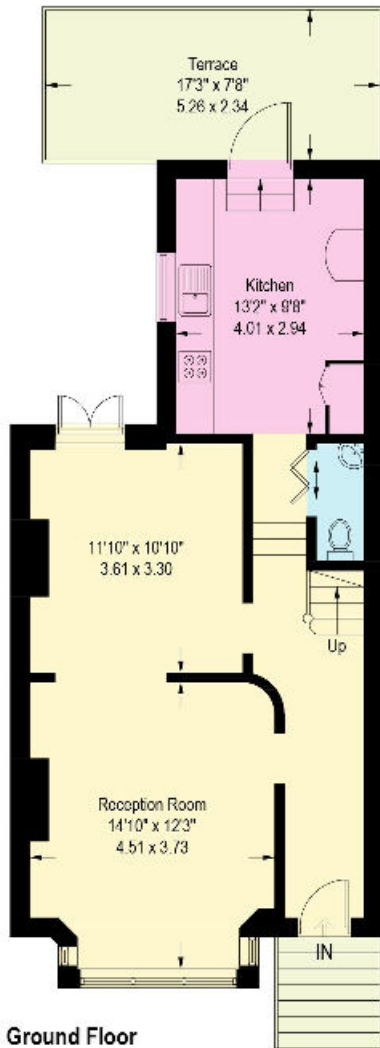
## Location Description

The property is situated in a prime Richmond location and is only moments from the area's vibrant activity and attractive riverside amenities, famous Green, theatre, numerous shops, bars and restaurants. There are numerous Ofsted 'Outstanding' rated schools in the area as well as many celebrated independent schools. Further venues of interest include Marble Hill House, Ham House and Garden and Royal Botanic Gardens, Kew. Richmond Park and its 2,500 acres is less than a mile away.

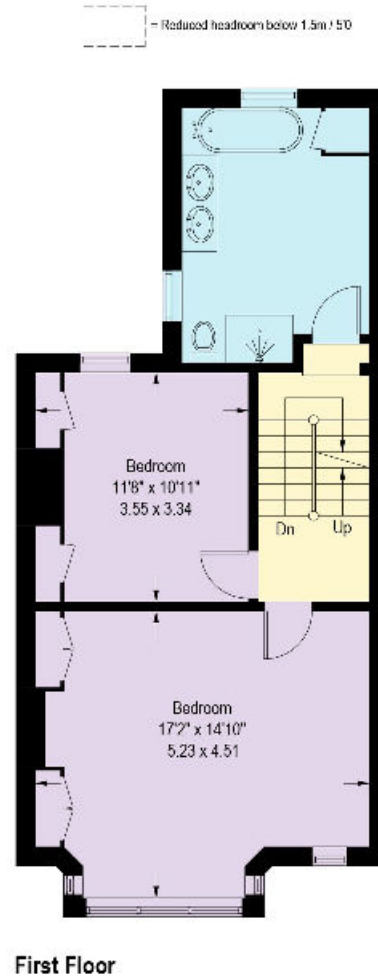
Local transport links include numerous bus routes to surrounding areas, plus fast and frequent trains to Central London via both South West Trains (Waterloo 19 minutes) and London Underground's District Line (West End 38 minutes). The property is well placed for access to the A316/M3, M4 and M25 motorways. Heathrow Airport is only 6.8 miles away.

•All distances and times are approximate.





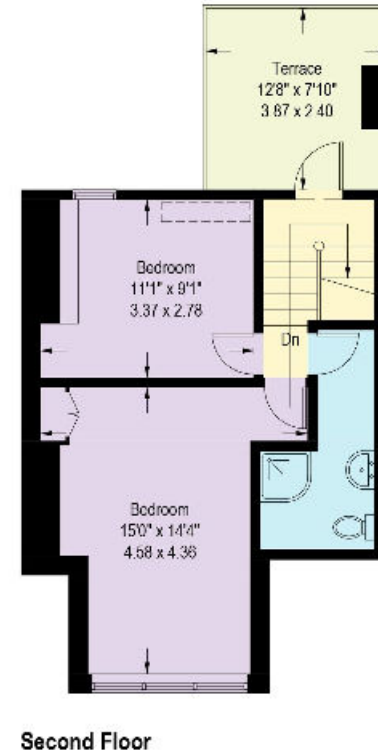
**Ground Floor**



**First Floor**

## Warrington Road, TW10

Approximate Gross Internal Area = 1514 sq ft / 140.7 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 5 sq ft / 0.5 sq m  
 Total = 1519 sq ft / 141.2 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. Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.

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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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