

Richmond Hill, Richmond TW10



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This truly outstanding family house is arranged over four floors, providing expansive reception space over the ground and lower ground floors, with well appointed and spacious bedrooms on the first and second floors.

Due to its prominent position on the corner of Richmond Hill & The Vineyard, the property benefits from excellent natural light as well as possessing a number of fine period features including the grand entrance hallway, high ceilings in all principle rooms and large sash windows.



Guide price: £4,250,000

Tenure: Available freehold

Local authority: London Borough of Richmond Upon Thames

Council tax band: H





A substantial and elegant period property situated in a prime Richmond Hill location and measuring in excess of 3,500 sq ft approximately.

Overall the property has five bedrooms and three bathrooms, one of them being the principal suite, which is a fine area with detailed panelling, dressing room and bathroom.

There are a number of reception rooms for the family to relax and entertain friends. The ground floor kitchen is a wonderful space with it's large kitchen island and separate dining area allowing plenty of space to entertain.

Other notable rooms include the reception room to the front of the property, large playroom/studio on the lower ground floor and a further reception/TV room.

Moving to the outside there is a small front garden with railings and a gate and there is access to the lower ground floor. To the rear there is a patio garden over two levels which provides additional space to entertain in the warmer spring/summer months. Furthermore, there are two dedicated parking spaces accessed from Royston Road.

Location Description

The property positioned on Richmond Hill, is only moments away from the numerous facilities found in the town centre including the numerous bars, restaurants and the well known Richmond Theatre. Other places of interest include the UNESCO World Heritage Site - The Royal Botanic Gardens at Kew, Richmond Park & The Green.

Schools in the area include King's House School, Old Vicarage School and The Vineyard School.

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, and is situated 6.8 miles from Heathrow airport.

All times and distances are approximate.

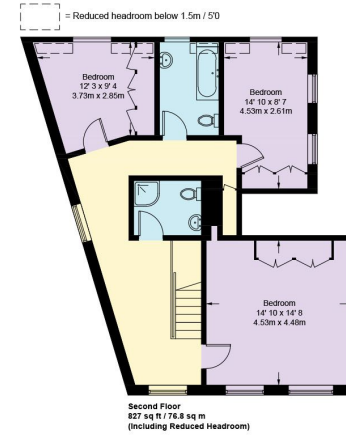
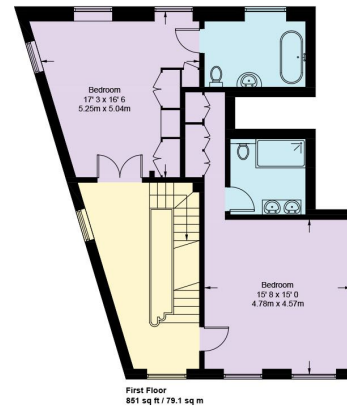
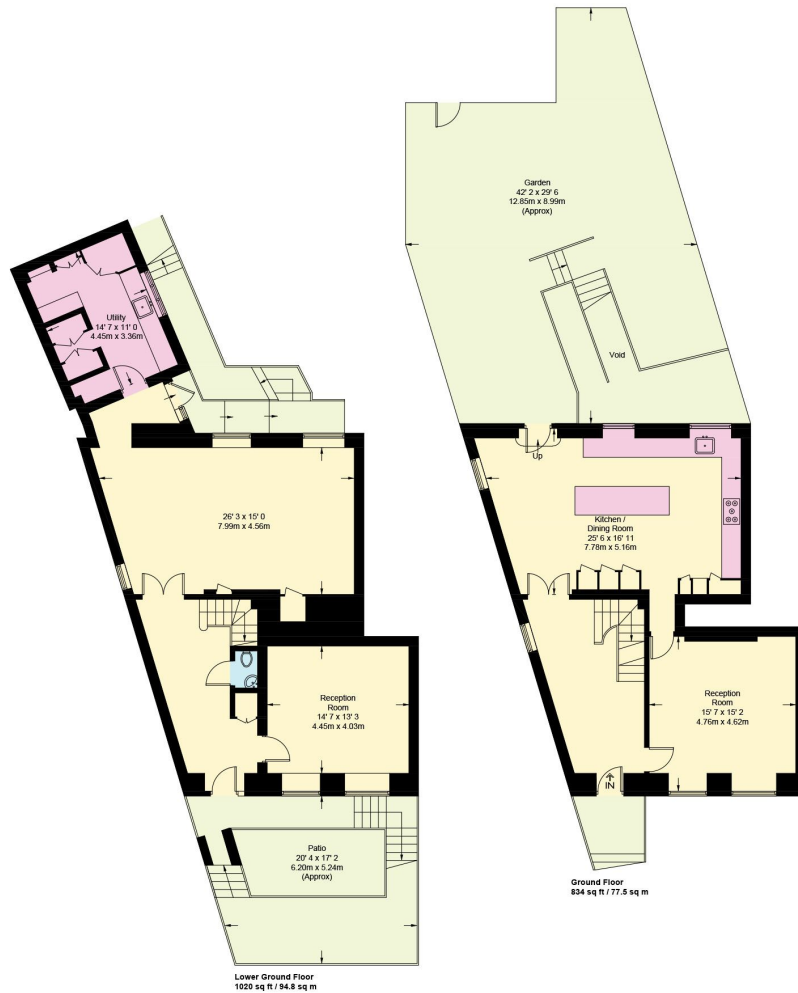






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Approximate Gross Internal Area = 3517 sq ft / 326.8 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 15 sq ft / 1.4 sq m
Total = 3532 sq ft / 328.2 sq m



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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