



Rosemont Road, Richmond TW10



# Rosemont Road

## Richmond TW10

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This highly sought-after semi-detached Victorian home has the added benefit of off-street parking and presents the new owners with a fantastic opportunity to extend (STP). They could also keep the existing accommodation as it is presented in fantastic condition throughout and was modernised by the current owners.

The space includes two reception rooms, kitchen, shower room, two double bedrooms and a bathroom upstairs. The house also benefits from a garage and is being sold chain free.



**Guide price:** £1,500,000

**Tenure:** Freehold

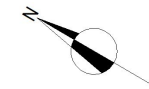
**Local authority:** London Borough of Richmond Upon Thames

**Council tax band:** F

Rosemont Road is superbly located for the amenities of both Richmond Hill Village and Richmond town centre. Houses of this type, size and location rarely come available on Richmond Hill. Richmond Hill is a small community with a beautiful village at its heart, with the world famous Richmond Park on its doorstep. The village perfectly balances city and country living thanks to the spacious green spaces and easy London transport links. An ideal location for families, Richmond Hill has outstanding state and private school options, including The Vineyard, King's House, Old Vicarage and Marshgate Primary School to name a few.

You'll find everyday amenities such as dry cleaning, smaller supermarkets and coffee spots on your doorstep alongside a selection of pubs, cafes and restaurants. Local favourites include the Richmond Hill Bakery, The Marlborough pub and La Luna di Luca restaurant. Duck Pond Market, on the scenic riverside, sells ethically-sourced local food, art and crafts every weekend. Richmond town centre offers a wider range of shops, from independent boutiques in cobbled lanes to leading High Street brands, along with a Whole Foods Market and large Waitrose supermarket.





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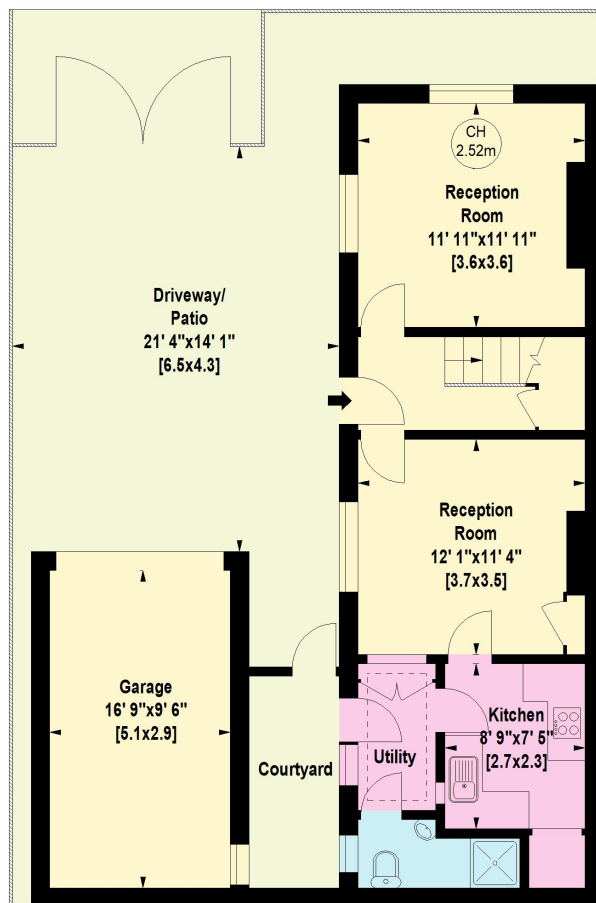
## Approximate Gross Internal Floor Area

**93.1 sq m / 1002 sq ft**

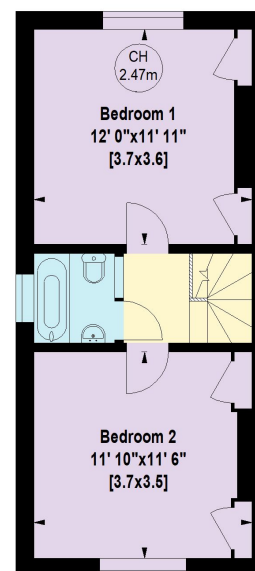
(Excluding Garage) 78.3 sq m / 843 sq ft

Garage 14.8 sq m / 159 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**



**FIRST FLOOR**

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TW9 1SX

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I would be delighted to tell you more

Liam Doyle

020 8939 2809

[liam.doyle@knightfrank.com](mailto:liam.doyle@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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Particulars dated May 2024. Photographs and videos dated May 2024.

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