



Richmond Hill, Richmond **TW10**

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# Richmond Hill, Richmond TW10

An exciting and rare opportunity to acquire the freehold and leasehold interest in this magnificent property situated in a prime Richmond Hill location. The overall square footage of the building is in excess of 4,500 sq ft approximately with the freehold currently contains the following;

Garden flat (Lower Ground floor level)

74a Richmond Hill (Ground & Lower level)

74b Richmond Hill (First floor level)

74c Richmond Hill (Second & Third floor level)

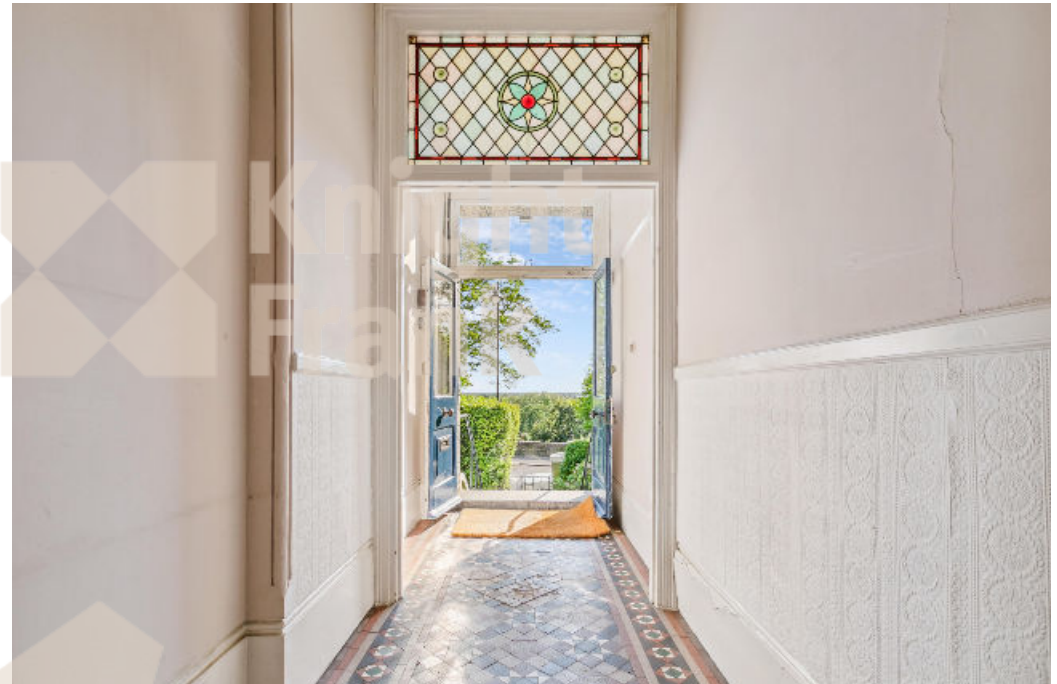


**Offers in excess of:** £3,500,000

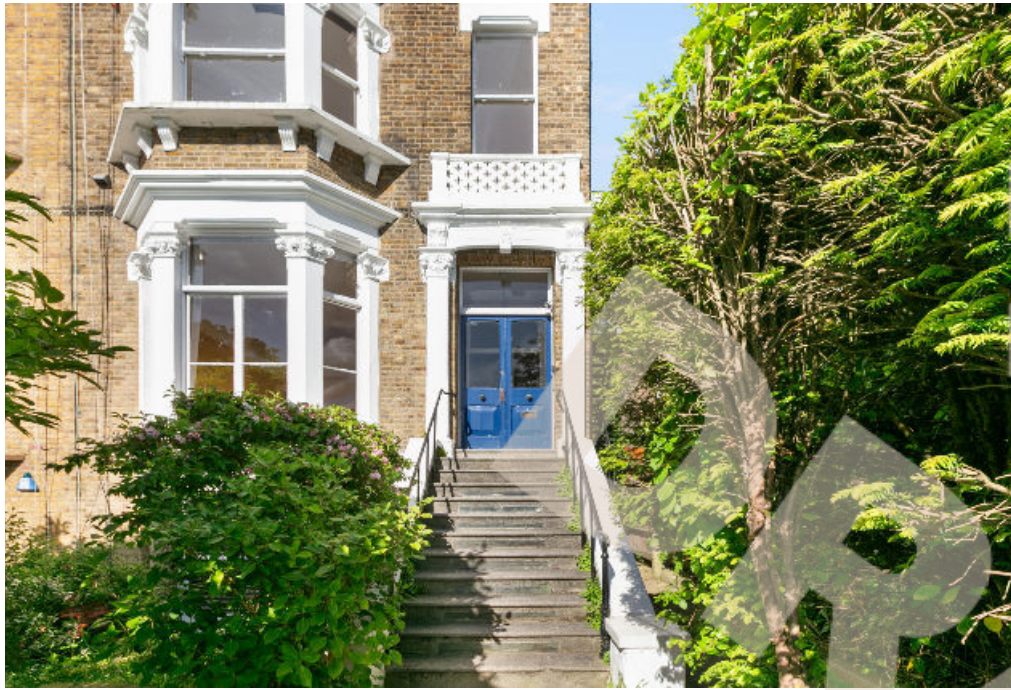
**Tenure:** Available freehold and leasehold: approximately 54 and 117 years remaining

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

**Council tax band:** F













## Property Description

This large 19th Century property is magnificently positioned and presents the opportunity to be sympathetically refurbished and redesigned to make it an exciting and contemporary house.

Depending on how the new owner wishes to live in the building there are numerous schemes/options that can be explored with the help of an architect and after taking planning advice.

Any changes to the existing layout would of course be subject to planning permission being granted. Our clients will only consider offers 'sold as is'.

## Location Description

Richmond Hill is a well-positioned location, moments away from the numerous facilities found in the town centre including bars, restaurants, cinema and theatre.

Other places of interest include the UNESCO World Heritage Site - The Royal Botanic Gardens at Kew, Twickenham Stadium and Ham House.

Schools in the area include King's House School, Old Vicarage School, Marshgate Primary 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 6.8 miles from Heathrow airport.

•All times and distances are approximate.



# Richmond Hill TW10

Approximate Gross Internal Area : 431.71 Sq. metres  
 (Including Eaves Storage) 4647 Sq. feet  
 Eaves Storage : 19.04 Sq. metres  
 205 Sq. feet



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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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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