



Lancaster Mews, Richmond **TW10**

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This classically styled house is superbly situated in a charming private cobbled mews just off Lower Richmond Hill and features allocated parking within a shared garage.

The ground floor includes a spacious kitchen and dining area, complete with two sets of French doors that open to a beautiful private courtyard garden. On the upper floor, you'll find a sophisticated living room with further French doors leading to Juliet balconies, as well as two large double bedrooms. One bedroom includes an en suite shower room, while the other is served by a separate full bathroom.



EPC  
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**Guide price:** £1,425,000

**Tenure:** Available freehold

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

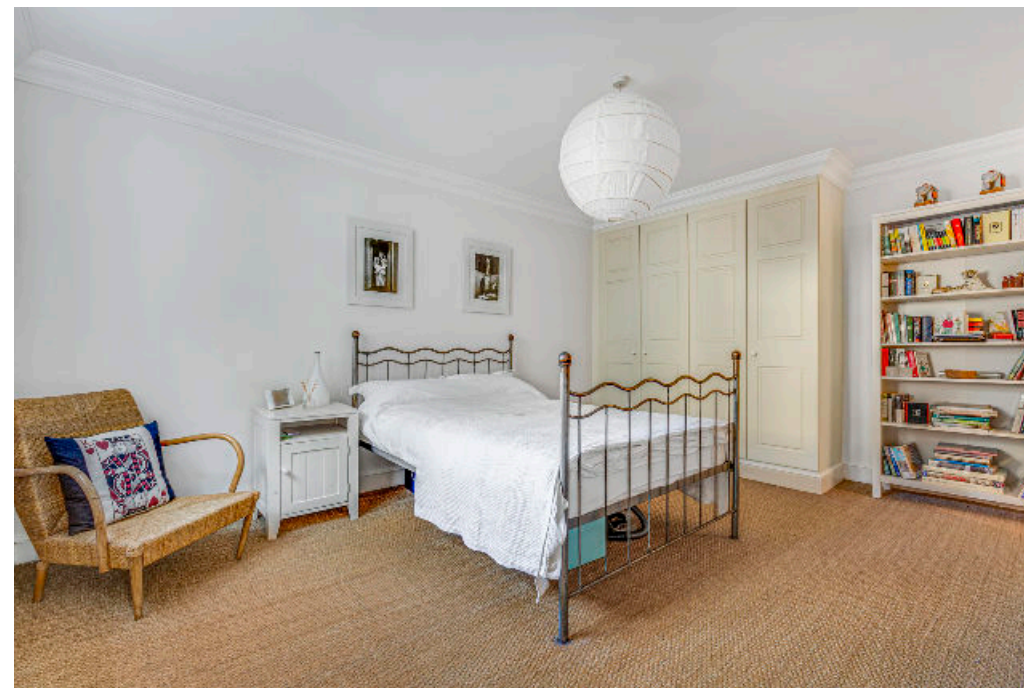
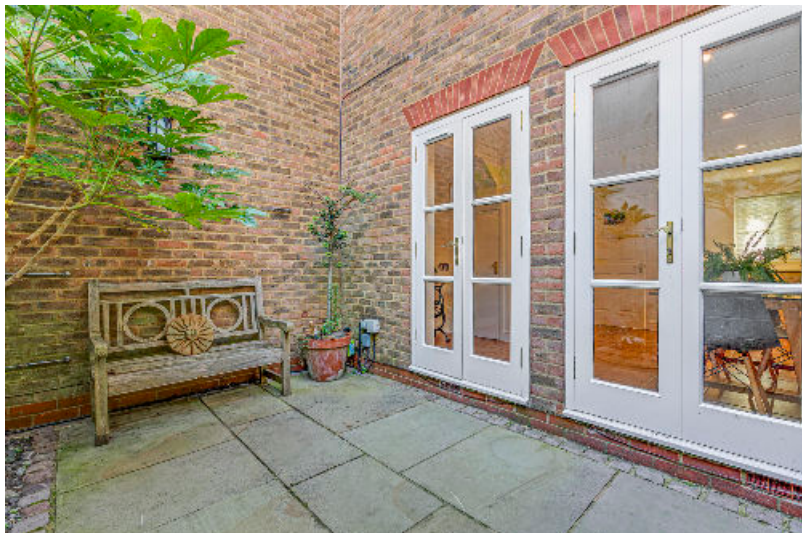
**Council tax band:** G

The property offers generously proportioned accommodation across two floors, boasting the rare advantage of allocated parking for two cars within the shared garage. The house is presented in excellent condition throughout and is filled with natural light throughout the day. The location of the house cannot be overstated and would suit a variety of buyers.

## Location description

The banks of the River Thames are within just a few hundred metres, providing endless riverside walking/cycling routes and boat trips. In addition to the river you have the magnificent 2500 acres of Richmond Park at the top of Richmond Hill.

Richmond town centre offers a wide range of retail and leisure options and excellent transport links from Richmond Station including fast mainline services to London Waterloo (18 minutes) District Line Underground and London Overground services.

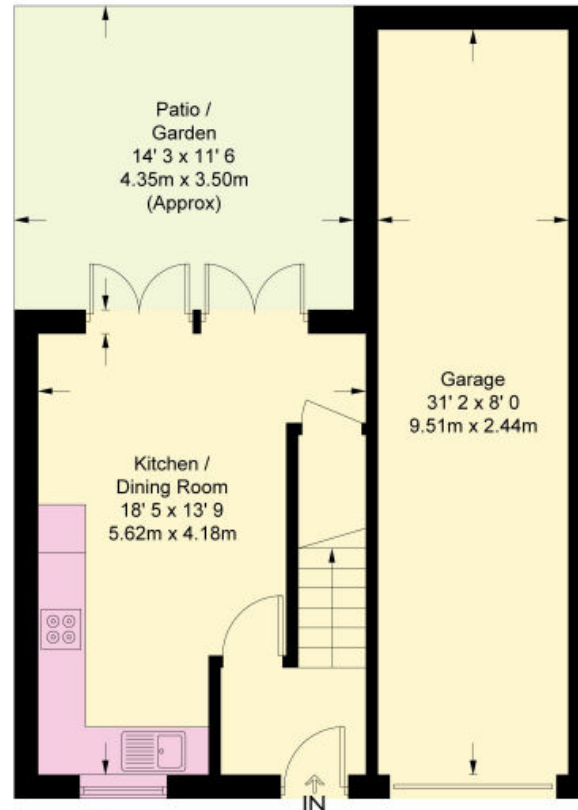


## Lancaster Mews

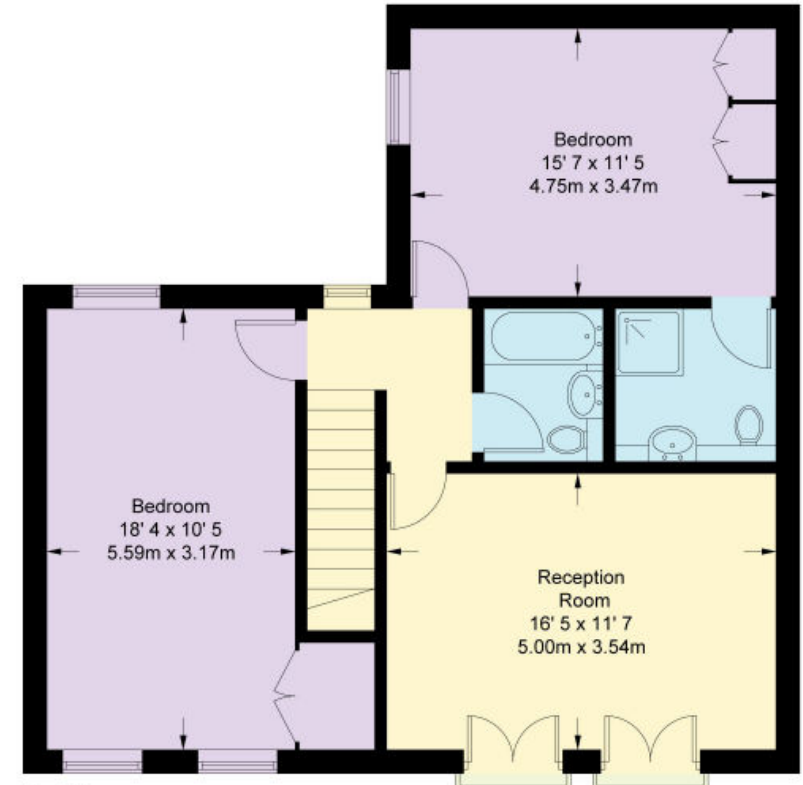
Approximate Gross Internal Area = 998 sq ft / 92.8 sq m  
Garage = 250 sq ft / 23.2 sq m  
Total = 1248 sq ft / 116 sq m

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.

Please note, we have not 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.



**Ground Floor**  
269 sq ft / 25 sq m  
(Excluding Garage)



**First Floor**  
729 sq ft / 67.8 sq m

Knight Frank

Richmond

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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 September 2024. Photographs and videos dated September 2024.

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