



Park House, Richmond Hill, Richmond **TW10**

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This spacious three bedroom raised ground floor apartment is situated on the brow of Richmond Hill with stunning views across the Terrace Gardens and beyond. This apartment has the benefit of its own front door which is a rarity in a period block.

The property comprises two large double bedrooms with a third bedroom that is being utilised as an office and guest room. There are two modern bathrooms within the apartment and a fully fitted kitchen all of which have been replaced by the current owner in their tenure.



Guide price: £1,450,000

Tenure: Leasehold: approximately 985 years remaining

Service charge: £4,320 per annum, reviewed every year, next review due 2025

Local authority: London Borough of Richmond Upon Thames

Council tax band: F



The stand out room within the apartment is the dual aspect reception room with incredible volume and light. There are two marble fireplaces and period features throughout this room, along with a bay window framing the stunning view.

Park House is beautifully positioned in a magnificent location on Richmond Hill and benefits from William Turner's famous view of the River Thames, the only view protected by an Act of Parliament.

The property further benefits from newly fitted, acoustic windows to the front, and is also offered as a share of the freehold.





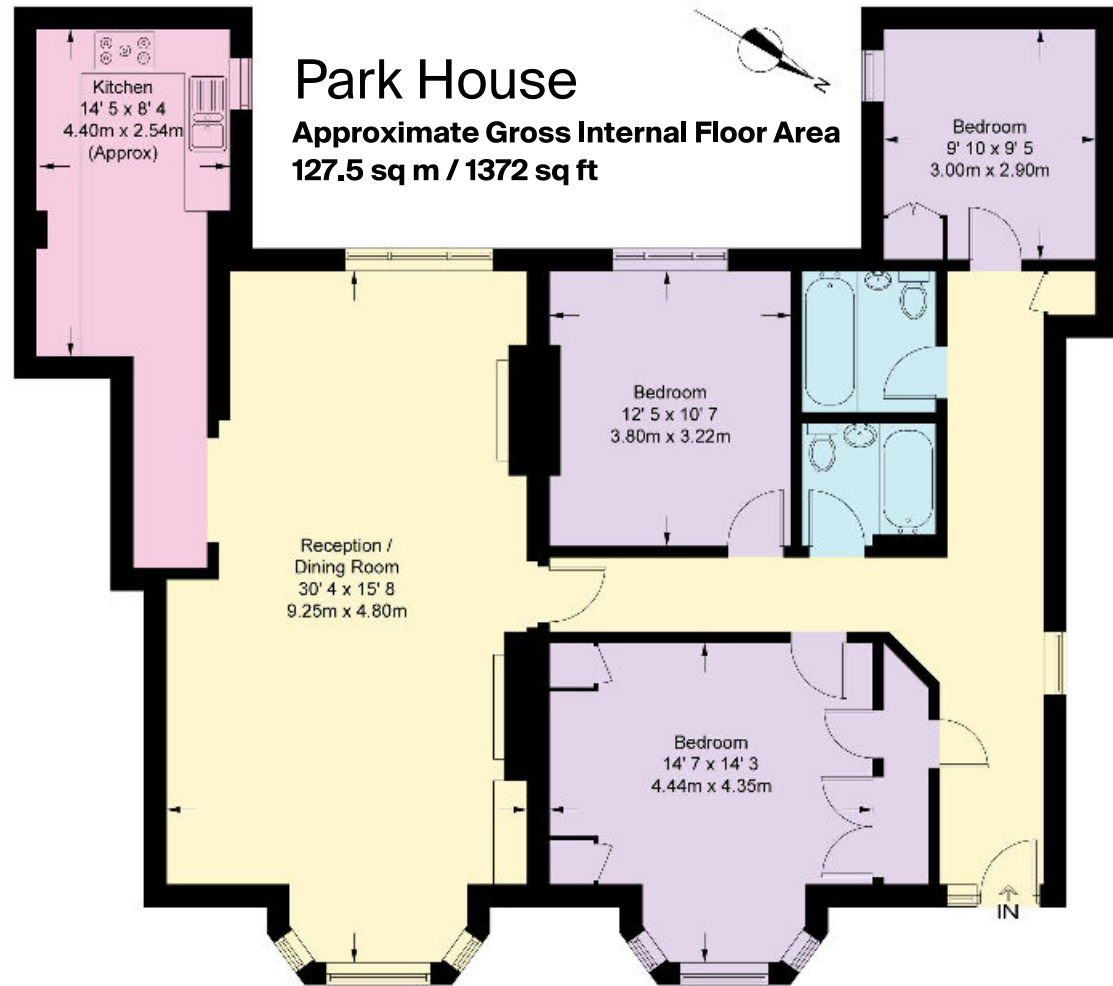
Location Description

The building overlooks Richmond Terrace and Terrace Gardens and is situated 0.3m from Richmond Park, one of London's eight Royal Parks, covering 2,500 acres. The park has protected status as an important habitat for wildlife and is a National Nature Reserve, and also acts as a venue for a range of activities including fishing, rugby, golf and horse riding.

Further venues of interest include Marble Hill House, the beautiful Palladian villa set within 66 acres of riverside parkland, 17th-century Ham House and Garden, and the Royal Botanic Gardens at Kew.

Richmond Train Station is approximately 0.9 miles away, offering a fast Overground service to Waterloo, as well as Underground services via the District Line.

Please note: 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.



Raised Ground Floor

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We would be delighted to tell you more

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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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