



Montpelier Row, St Margarets **TWI**



Montpelier Row, St Margarets TW1

A refurbished seven bedroom Grade II* listed end of terrace Georgian townhouse, featuring a private garden, off street parking for two cars and located just 20m from Marble Hill Park.

This impressive period property is arranged over four floors offering close to 5,000 sq ft approximately and provides luxurious accommodation throughout and fantastic lateral family space. Due to its prime position overlooking Marble Hill Park, you are a short distance from the River Thames, some outstanding schools and the many famous attractions that make this area a very special place to live. The family home has been significantly updated by the current owners and has been extensively refurbished to create a remarkable family home with incredible volume, space and natural light.



Guide price: £4,350,000

Tenure: Freehold

Local authority: London Borough of Richmond Upon Thames

Council tax band: H





Description

On arriving at this desirable address, you are instantly impressed by the Georgian Row and the splendid features you associate with houses of this era. Over the ground floor, there is a generous front panelled hallway featuring a period working fireplace, a pair of sash windows overlooking Montpelier Row, wooden floors and cloakroom underneath the grand staircase. The ground floor panelled reception room includes triple sash windows overlooking Montpelier Row and wooden floors. To the rear of the ground floor, there is an extended kitchen/ dining room with a bespoke design kitchen including built in appliances from Fisher & Paykel, a Rangemaster cooker and a Belfast sink. The timber bi-folding doors lead onto the south west-facing garden which measures over 45 ft with a delightful array of mature trees, plants and shrubs, and has a patio area perfect for entertaining family and friends in the warmer spring/summer months, also with direct access to the double parking spaces. To complete this floor, there is a WC and stairs down to the lower ground floor.

Moving to the first floor, there is an incredible reception room with six sash windows overlooking Marble Hill Park and a working fire including a period fireplace and panelled walls. The stylish principal suite has been re-designed by the current owners and comprises a walk-in dressing room with built in bespoke wardrobes, a bedroom overlooking the garden and a modern bathroom with a freestanding bath and separate shower. A generous panelled study with full sash window overlooking the garden, which can also be used as a bedroom, completes this floor.

The top floor comprises of four double bedrooms and three bathrooms (one being en suite and two family bathrooms) and a further study/ bedroom perfect for working at home.

The lower ground floor provides an excellent floor for visiting guests or a separate flat as it has a fully fitted modern kitchen with a reception room and direct access onto Montpelier Row. There are also two additional bedrooms, a family bathroom, patio area, boiler cupboard, and fully fitted utility room with further access upstairs into the kitchen.



Location

Montpelier Row is positioned within close proximity of Richmond town centre and many of the area's superb attractions such as the River Thames, Marble Hill Park and Richmond Park with its 2,500 acres of Royal parkland. You can enjoy the lovely riverside nearby Twickenham, passing the recently restored Orleans Gallery. You will also find good local shops located in Church Street, Twickenham.

Local transport links include numerous bus routes to surrounding areas, plus frequent trains to Central London via South West Railways from St. Margarets and Richmond stations and London Underground's District Line. The Hammerton Ferry is also approximately 0.64 km away, which provides easy access to Ham House, the Ham Polo ground, Richmond Park and Petersham nursery.

The property is well-placed for access to the A316/M3, M4 and M25 motorways. Heathrow Airport can be reached easily by road, train or bus. There are also some outstanding schools in the area, both state and independent sectors.

*All times and distances are approximate.



Montpelier Row

Approximate Gross Internal Area = 4707 sq ft / 437.4 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 2 sq ft / 0.2 sq m
 Total = 4709 sq ft / 437.6 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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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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