



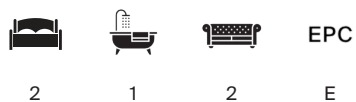
## FRIARS LANE

Richmond TW9



## INCREDIBLY WELL LOCATED TWO BED-ROOM APARTMENT

An incredibly well located two bedroom apartment, situated on the site of Henry VII's old palace nestled between Richmond Green and the River Thames.



Local Authority: London Borough of Richmond Upon Thames

Council Tax band: F

Tenure: Leasehold, approximately 953 years remaining

Ground rent: £150 per annum, reviewed annually, next review due 2026

Service charge: £8756 per annum, reviewed annually, next review due 2026

**Guide Price: £1,000,000**

Occupying a prime position within this much acclaimed purpose built and gated 1930's mansion block this elegant ground floor, two bedroom apartment which has lovely open aspects including a dining area opening onto the elegant living room, towards its delightfully landscaped communal riverside gardens. Further benefitting from a long lease, a resident porter, no onward chain and off street parking.

Queensberry House is enviably situated between picturesque Richmond Green (once a jousting ground for Henry VII's Tudor Palace) and a particularly scenic stretch of the River Thames, the towpath to which can be accessed directly from the communal gardens via a security gate.



## Queensberry House

Approximate Gross Internal Area = 916 sq ft / 85.1 sq m



Ground Floor

Approximate Gross Internal Area = 85.1 sq m / 916 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

Louise Krochmalny  
louise.krochmalny@knightfrank.com  
+44 20 8939 2808

**Knight Frank Richmond**  
**23 Hill Street**  
Richmond TW9 1SX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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