

POMEROY CLOSE

TWICKENHAM • TW1



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An excellently presented house designed and finished to a very high standard, offering flexible living space positioned in the desirable Richmond Lock Development.

6 bedrooms • 3 bath/shower rooms
2 cloakrooms • Entrance hall • Reception room
Kitchen/breakfast room • TV room • Utility room
Cellar • Balcony • Garden • Garage • Private Parking

Central London 10.1 miles
Heathrow Airport 6.8 miles
Marble Hill Park 1.1 miles
Richmond Park 2 miles
Twickenham Stadium 1.4 miles

(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Pomeroy Close, Twickenham TW1

Pomeroy Close is discretely tucked away on this exclusive development built by Octagon. Arranged over four floors the house offers spacious and versatile living space with light and well-proportioned rooms. The ground floor comprises of a large entrance hall with access to the cellar, cloakroom, garage, utility room and a fabulous kitchen/breakfast room with ample dining space. Leading out from the kitchen/breakfast room is the south facing, landscaped garden. A large reception room, separate TV room and a sixth bedroom/study can be found on the first floor. On the top two floors of the house are five further bedrooms with three bathrooms (two en-suites). The property boasts two balconies off the reception room, overlooking the garden, additional eave storage and two off street parking spaces on the driveway.

Situation

The development is situated in the Borough of Richmond upon Thames. St Margaret's and Richmond are in close proximity offering many shops, popular bars and restaurants, in addition to excellent transport links into central London.



Schools: Orleans Park School 1 mile, St. Stephen's School 0.6 mile, Old Vicarage School 1.5 miles, Kings House School 2.2 miles, The Vineyard School 1.8 miles, The Mall 2.9 miles



Restaurants, Shopping & Entertainment: Richmond, East Twickenham and St Margarets with all their respective amenities are close to hand.



Walking & Riding: Marble Hill Park 1.1 miles, The River 0.1 mile, Richmond Park 2 miles



St Margarets (overground) and Richmond station via the underground (District line) and the overground (Waterloo 19 mins).



Heathrow 6.8 miles and Gatwick 32.5 miles

Directions (Postcode TW1 1QB)

From Richmond Station turn right onto The Quadrant/A307. At the roundabout, take the 1st exit onto Twickenham Road/A316. Follow the A316 and at the next roundabout, take the 3rd exit onto St.Margarets Road/A3004. Continue on St. Margarets Road, after 0.3 mile take a right into St Margarets Drive take the first left into Martineau Drive and left again into Pomeroy Close.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local authority

Richmond Council. T 020 8891 1411 www.richmond.gov.uk

Tenure

Freehold

Price

On application

Viewing

Strictly by appointment with Knight Frank.



Approximate Gross Internal Floor Area

315.86 sq.m./3,400 sq.ft.

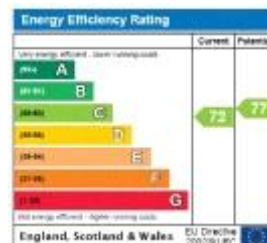
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