

# Lawn Crescent, Richmond TW9











A handsome semi-detached period home with south facing garden.



Guide price: Available on request

Tenure: Freehold

Local authority: London Borough of Richmond upon Thames



Set in a highly sought after Victorian crescent, this truly stunning four bedroom period home boasts a wealth of character and offers a wonderful balance of bedroom and living accommodation, set over four floors.

On arriving at the property, you are immediately impressed by its handsome facade and balconied elevation. The home is full of natural light, and has been beautifully maintained to create a welcoming family home.

The entire ground floor consists of high ceilings throughout and includes a double aspect drawing room with a working fireplace and cornicing. An elegant hallway leads to a beautiful kitchen/ dining room which is complemented by luxury fittings and bespoke cabinetry, integrated modern appliances, air conditioning and a Sonos music system.





Bi-folding doors open from the kitchen to an immaculate landscaped south facing garden with patio. This enclosed and private space is a perfect venue in which to entertain family and friends in the warmer months. To the rear of the garden is a fully equipped garden studio which could be used flexibly as additional accommodation, an office or a home gym.

On the first floor is the generous en suite principal bedroom, with a balcony which overlooks the crescent. The bathroom contains a modern freestanding bath, separate walk-in shower, double vanity unit and ample bespoke storage. A second bedroom with an en suite shower room follows. Both bedrooms on this floor are equipped with air conditioning.

On the second floor are two further bedrooms with built-in wardrobes, and a family bathroom.

The property further benefits from a laundry room located on the lower ground floor, side passage access, and off street parking.



*Local Ofsted 'Outstanding' rated schools include Broomfield House School, Windham Nursery School, Marshgate Primary School, The Vineyard School, East Sheen Primary School, Deer Park School, Orleans Primary School and Orleans Park School.*







A private south facing garden with studio.



## Lawn Crescent

Approximate Gross Internal Area = 2287 sq ft / 212.6 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 4 sq ft / 0.4 sq m  
 Studio = 129 sq ft / 12 sq m  
 Total = 2420 sq ft / 225 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

## Location

The property is situated in a prime Richmond location and is only moments from the area's vibrant activity and attractive riverside amenities, famous Green, theatre, numerous shops, bars and restaurants. Further venues of interest include Marble Hill House, Ham House and Garden and Royal Botanic Gardens, Kew. Richmond Park and its 2,500 acres is less than a mile away.

## Transport

Local links include numerous bus routes to surrounding areas, plus fast and frequent trains to Central London via both South West Trains (Waterloo 19 minutes) and London Underground's District Line (West End 38 minutes). The property is well placed for access to the A316/M3, M4 and M25 motorways. Heathrow Airport is only 6.8 miles away.

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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 April 2021. Photographs and videos dated April 2021.

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