



**Kings Road, Richmond TW10 6NW**



**welcome to**

## **Kings Road, Richmond**

We are delighted to offer this 5-bedroom detached family home, located in a prime location on Kings Road, ideal for Richmond Village, local private schools, and the many varied amenities of the area in Richmond Park and excellent transport links.

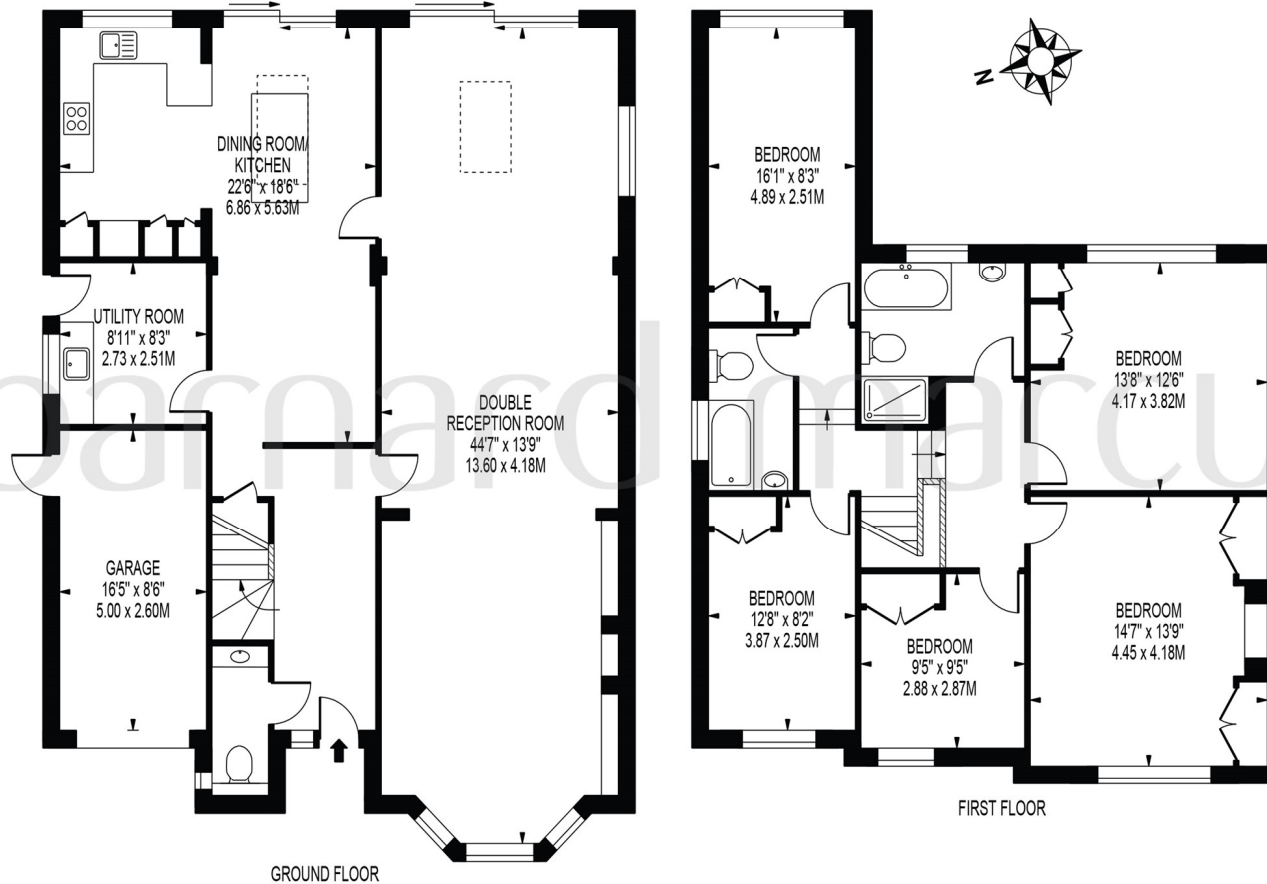


## KINGS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2156 SQ FT - 200.32 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 140 SQ FT - 13.00 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

An interesting detached 5-bedroom family home, located on the upper slopes of Kings Road, with potential for a loft conversion and extension (stpp) Offered with no onward chain this freehold home comprises, entrance hall, extensive double reception room, running front to back. Kitchen/family/dining room. Separate utility room and guest cloak room. The upper floor provides 5 bedrooms and 2 bathrooms. The property has an integral garage and off street parking. The wide rear garden has a raised patio, lawn and planted shrubs and trees. We would highly recommend viewing to appreciate this rare opportunity. EPC to be confirmed. Council tax: H

welcome to

## Kings Road, Richmond

- Detached Family Home
- 5 bedrooms
- Kitchen/Dining/Family Room
- Superb Reception Room
- Off Street Parking and Garage

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: H

**£3,700,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SHN106276](https://barnardmarcus.co.uk/Property/SHN106276)



Property Ref:  
SHN106276 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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