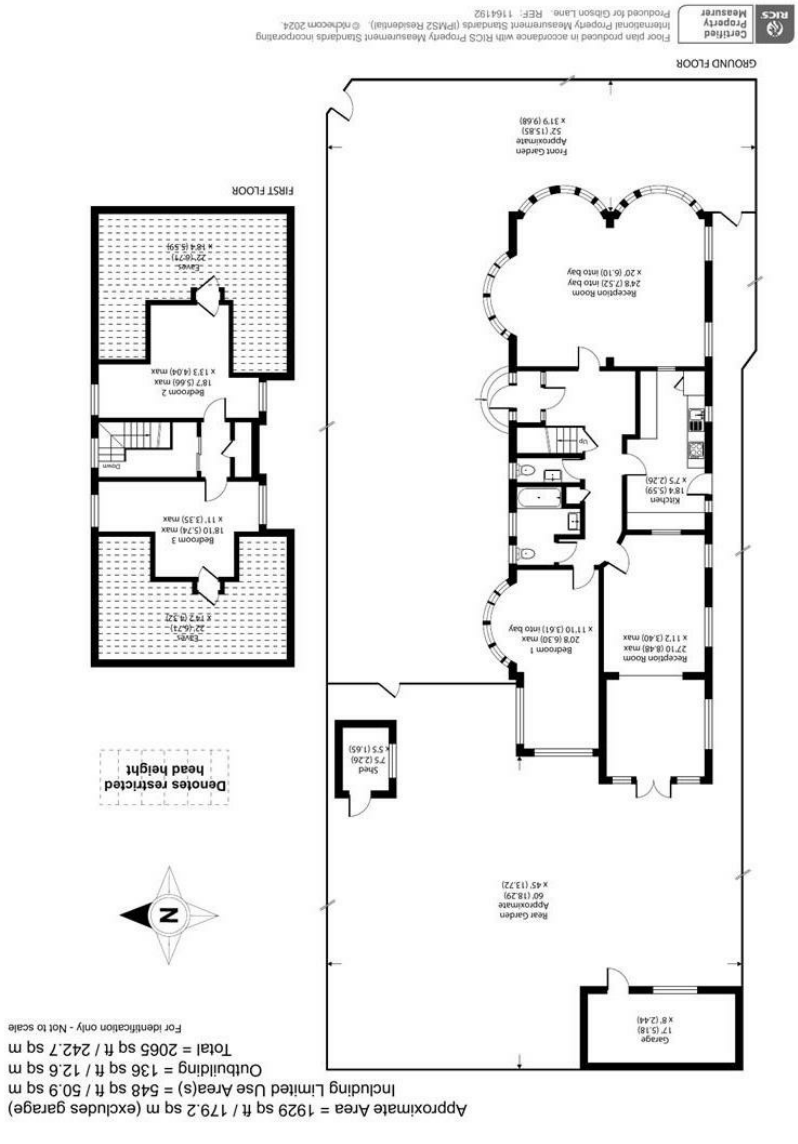


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Category	Rating	Score
Energy Efficiency Rating	B	74
Environmental Impact (CO ₂) Rating	C	52

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Lauderdale Drive
 Richmond TW10 7BT



Guide Price £1,500,000

- Detached three bedroom house
- Impressive corner plot
- Huge potential for extension/redevelopment* (STNC)
- Internal area approaching 2,000sqft
- Sold with no onward chain
- Garage with off street parking
- Large gardens to front, side and rear
- Highly sought after road
- Council tax band G
- EPC rating E

* Tenure: Freehold

* Local Authority: Richmond upon Thames

Description

Welcome to the sale of this truly unique detached 1930s house situated on this highly desirable road. The property sits on a bold corner plot and offers huge potential for renovation, extension or even full redevelopment subject to planning permission and relevant consents. Currently this characterful house boasts impressive accommodation approaching 2,000sqft comprising spacious front reception room, kitchen, 27ft rear reception room, three bedrooms and a bathroom with separate W.C. Outside there are large front, side and rear gardens along with the original 1930s garage and off street parking. This is the first time the property has been on the market since 1960 and is sold with no onward chain.

Situation

Lauderdale Drive is a highly sought after road ideally positioned between Richmond and Kingston town centres with their extensive range of retail outlets, restaurants, overland and underground stations providing services to Waterloo and the City. This is a wonderful environment for a family, with both Richmond Park and the River Thames a short distance away and Ham Lands also close by. Schooling within the immediate area is excellent. These include: The Russell School, The German School, Grey Court and Tiffin girls school. Leisure and sporting facilities include rowing and sailing on the River Thames, golf clubs, tennis clubs and private & public health clubs.

