

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Approximate Gross Internal Area 911 sq ft - 85 sq m
(Excluding Garage)
Garage Area 153 sq ft - 14 sq m

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Willow Bank
Richmond TW10 7QX



- Ground floor maisonette
- Two bedrooms and two reception rooms
- Delightful 41 ft rear garden
- Impressive layout in excess of 900sqft
- Convenient for Ham Lands and local shops
- Presented to a high standard throughout
- Well positioned for local schools
- Garage and restriction free parking
- EPC rating D
- Council tax band D

* Tenure: Leasehold * Local Authority: Richmond upon Thames

Located in the charming Willow Bank, Ham, this rarely available ground floor maisonette offers a delightful blend of comfort and style. Spanning an impressive 911 square feet, the property boasts a well-thought-out layout that maximises space and functionality.

The maisonette features two inviting bedrooms, perfect for restful nights or accommodating guests. The reception room serves as a welcoming hub for relaxation and social gatherings, providing a warm atmosphere for both family and friends.

One of the standout features of this home is the large private rear garden, a true gem for those who appreciate outdoor space. Whether you envision hosting summer barbecues, cultivating a garden, or simply enjoying a quiet moment in nature, this garden offers endless possibilities.

Constructed in the 1950s, the maisonette retains a sense of character while providing modern comforts. Its location in Ham, Richmond is highly sought after, known for its picturesque surroundings and vibrant community. With local amenities, parks and bus routes nearby, this property is ideal for those seeking a tranquil yet connected lifestyle.

In summary, this ground floor maisonette in Willow Bank is a rare find, combining spacious living with a beautiful garden in a desirable location. It presents an excellent opportunity for both first-time buyers and those looking to downsize without compromising on quality of life.



Willow Bank is a popular residential road ideally situated between Richmond and Kingston town centres. The open spaces of Ham Riverside Lands and Richmond Park are close by and the River Thames is within easy reach. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include St Richards, Meadlands, The German School, Grey Court and Tiffin Girls school. The house is also well positioned for day nurseries, local shops and bus routes.

