



# Layton Place

Kew, TW9

Asking Price £1,500,000

Tucked away in one of Kew's most sought-after gated developments, a beautifully presented three-bedroom, two-bathroom townhouse.

CHESTERTONS



# Layton Place

## Kew, TW9

- Three Bedroom
- Three Bathroom
- One reception
- Townhouse
- Gated Development
- Kew Village
- Off Road Parking
- Garden
- Garage



The Townhouse offers the perfect blend of comfort, style and convenience — all just moments from Kew Gardens station and the iconic Botanic Gardens.

The home is set over three well-balanced floors. The ground floor opens with an inviting entrance hall, cloakroom, and a bright, spacious kitchen/breakfast room leading directly onto a private landscaped garden. There's also an integral garage and off-street parking to the front.

Upstairs, the first-floor reception room offers a large, light-filled space with views across the residents' lawned square — ideal for entertaining or relaxing. A double bedroom and family bathroom complete this level. The top floor hosts two further double bedrooms and another bathroom.

With a party wall agreement already in place, plans could allow for a rear extension or even conversion to four bedrooms (STPP).

**Tenure:** Freehold

**Service Charge:** £950

**Ground Rent:** £0

**Local Authority:** London Borough of Richmond upon Thames

**Council Tax Band:** G

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 83 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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# Layton Place, Kew, Richmond, TW9

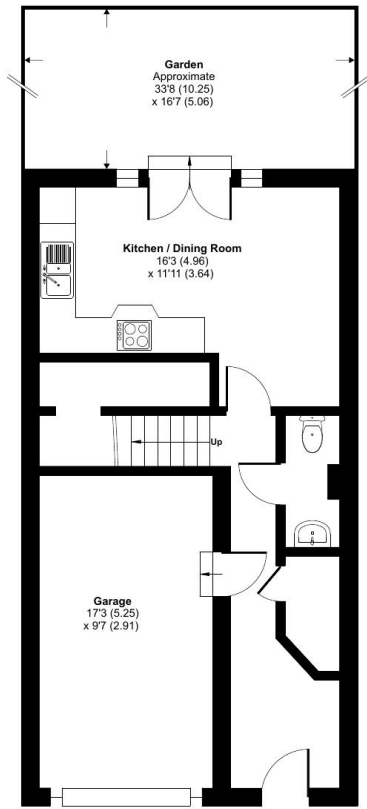


Approximate Area = 1445 sq ft / 135.1 sq m

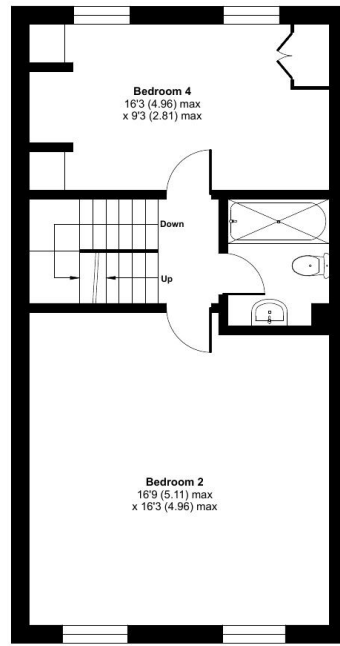
Garage = 164 sq ft / 15.2 sq m

Total = 1619 sq ft / 150.3 sq m

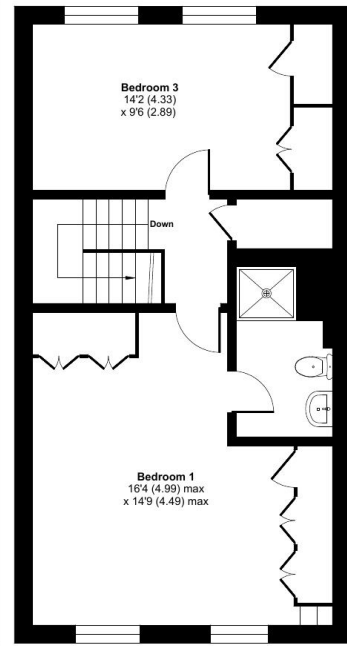
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Chestertons REF: 1380445

