



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

A rare opportunity in the heart of Kew Village - peaceful, private, and just a short walk from the shops, cafés and green open spaces that make this area so special.

**CHESTERTONS**



# Layton Place

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- Three Bedrooms
- Three Bathrooms
- One Reception
- Townhouse
- Gated Development
- Kew Village
- Off Road Parking
- Garden
- Garage



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).

**Disclaimer:** Certain furniture items in the photos have been AI-generated for staging purposes. The property is offered unfurnished.

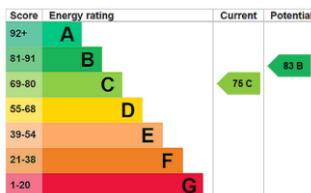
**Tenure:** Freehold

**Service Charge:** £950 per annum

**Ground Rent:** £0

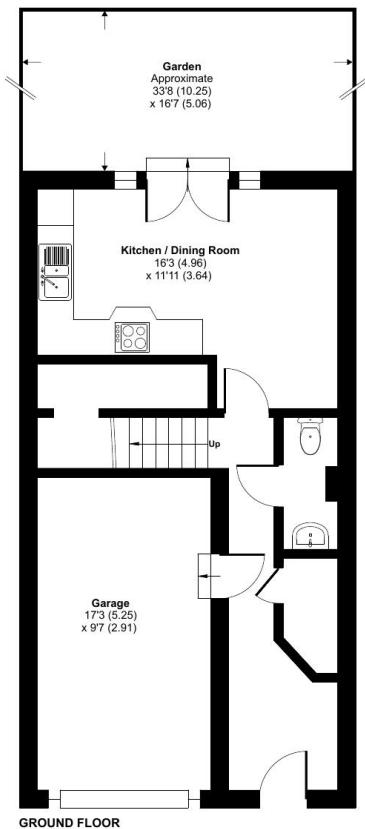
**Local Authority:** Richmond upon Thames

**Council Tax Band:** G

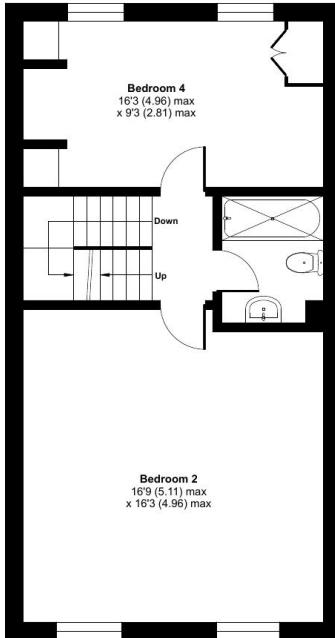


### *Chestertons Kew Sales*

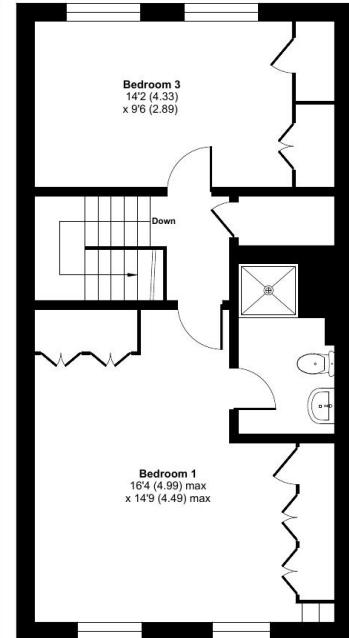
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## 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



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

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