



Lion Gate Gardens

Kew, TW9

Asking Price £4,500,000

A stunning, detached, modern home on one of Kew's premier roads. This high-specification home was completed in 2017 and features circa 3,400 sq. ft. of luxury accommodation. The property comprises; a large entrance hallway, a front reception/family room, utility room and WC, a study and a stunning semi open-plan kitchen/living/dining room with Crittal doors, fireplace and folding doors to the garden.

Upstairs there are five large bedrooms and four bathrooms, including a stunning main bedroom suite with ensuite bathroom and dressing room. The property features high-end fixtures and fittings throughout, fitted storage, under-floor heating and a number of eco features such as air source heat pumps, and both solar PV and solar thermal panels.

Externally the property has an impressive frontage to the road with aesthetically pleasing period style detailing, gated off-street parking and side access to the rear garden, an excellent size with a big patio and lawn making it friendly for the whole family.

Located on Lion Gate Gardens, close to the Unesco World Heritage botanical gardens, this property is superbly located for all the convenience of both picturesque Kew village and Richmond and their well-connected train stations. Residents will find a variety of everyday amenities such as dry cleaning, supermarkets, and coffee shops on their doorstep, alongside a selection of pubs, cafes, and restaurants.

CHESTERTONS



Lion Gate Gardens

Kew, TW9

- Detached, period style home built in 2017
- High-specification throughout
- Stylish and practical accommodation
- Eco friendly energy sources such as air source heat pumps, and both solar PV and solar thermal panels
- Gated off-street parking
- Large family friendly rear garden
- Highly sought-after location



The scenic Kew Village Market sells ethically sourced local food, art, and crafts on the first Sunday of every month except January. Close-by, Richmond town centre offers a wide range of shops, from independent boutiques in cobbled lanes to leading High Street brands, along with a Whole Foods Market and large Waitrose. Richmond's theatres and cinemas are all close by, as are a further selection of restaurants, cafes and pubs. Kew train station offers access to and from London by tube or rail via the District line, South West trains and the London Overground service and Kew Bridge and Richmond stations are also close-by.

With the world famous Royal Botanic Gardens virtually on your doorstep along with Richmond Park, Kew Green and the River Thames, Kew balances city and country living thanks to its spacious green spaces and easy London Transport links. An ideal location for families, Kew and Richmond also offer outstanding state and private school options, including Kew Green preparatory school, The Queen's Church of England Primary School and Broomfield House school to name a few.

Tenure: Freehold

Service Charge: £n/a

Ground Rent: £n/a

Local Authority: London Borough Of Richmond Upon Thames

Council Tax Band: H

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)	88	88
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Lion Gate Gardens

Approx. Gross Internal Area

317 Sq M - 3412 Sq Ft

Key:

--- Reduced headroom below 2.0m / 6'6"



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.
Floor plan by www.frameworkphotos.co.uk

