



Kingswood Court
Marchmont Road, TW10





An exceptional, five bedroom, end-of-terrace modern family home located on Richmond Hill.

Offering sumptuous accommodation over four floors, this spacious family home is stylish and offers over 3,000 sq. ft of accommodation.

The property comprises: on the ground floor, an office, a reception room/snug, a further large reception room overlooking the garden and a wc. The lower ground comprises a stunning contemporary open-plan kitchen, living and dining and access to the garden.

The lower ground floor further benefits from Gaggenau appliances, glass work surfaces, a breakfast area, a practical utility room and a storage room.

On the first floor, there is a generously sized guest room with ensuite and an exceptional main bedroom with a dressing room and ensuite bathroom.

The remaining two bedrooms on the top-floor have use of the family bathroom and both boast great built in storage.

The house has been refurbished to a very high standard, and benefits from secure parking for three cars.

This property is located on the lower slopes of Richmond Hill between Richmond town centre and Richmond Hill village. Richmond Hill is a small community with a beautiful village at its heart, with the world famous Richmond Park on its doorstep. The village perfectly balances city and country living thanks to the spacious green spaces and easy London transport links. An ideal location for families, Richmond Hill has excellent state and private school options, including The Vineyard, King's House, Old Vicarage and Marshgate Primary School to name a few.

You'll find everyday amenities such as dry cleaning, smaller supermarkets and coffee spots on your doorstep alongside a selection of pubs, cafes and restaurants. Local favourites include the Richmond Hill Bakery, The Marlborough pub and La Luna di Luca restaurant. Duck Pond Market, on the scenic riverside, sells ethically-sourced local food, art and crafts every weekend.

Richmond town centre offers a wider range of shops, from independent boutiques in cobbled lanes to leading High Street brands, along with a large Waitrose supermarket.

- A stunning, modern luxury home, five bedrooms, three and a half bathrooms and over 3,000 square feet
- Recently redecorated throughout
- West-facing garden with two tranquil terraces
- Three covered and gated allocated car parking spaces
- Quiet yet convenient cul-de-sac location on Richmond Hill
- Service charge: circa £2,500 per year

Guide Price £2,550,000

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(94-100) A	
(81-93) B	
(69-80) C	
(55-68) D	69 64
(49-54) E	
(41-48) F	
(35-39) G	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

Tenure: Freehold

Service Charge: £2,500

Ground Rent: £0

Local Authority: Richmond Upon Thames

Council Tax Band: H

Chestertons South West Prime Sales

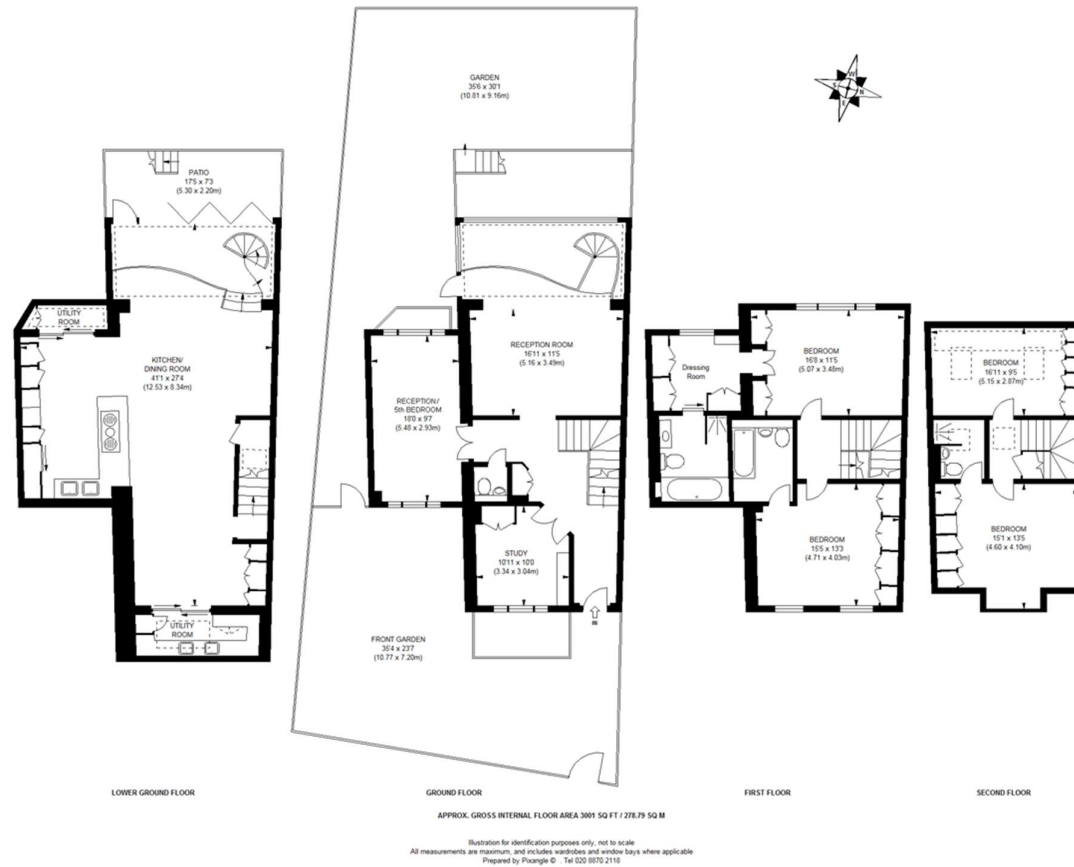
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