



## St. Johns Road, TW9

£425,000

Set on a quiet residential road in the heart of Richmond, this exceptional ground-floor one bedroom Victorian conversion offers a rare combination of period character, modern specification, outdoor terrace and outstanding location.

The property forms part of an attractive Victorian building and has been thoughtfully refurbished throughout, creating a turnkey home with very high ceilings, excellent natural light, and a calm, well proportioned interior. The open-plan living and dining space is well laid out for both everyday living and entertaining, with a modern fitted kitchen seamlessly integrated into the room.

The double bedroom is generously sized and positioned to the rear, providing a peaceful retreat, while the contemporary bathroom is finished to a high standard. A particular highlight is the private terrace, offering valuable outdoor space rarely found so close to the town centre.

Additional benefits include a basement storage unit, low service charges, and a share of freehold, with approximately 994 years remaining on the underlying lease.

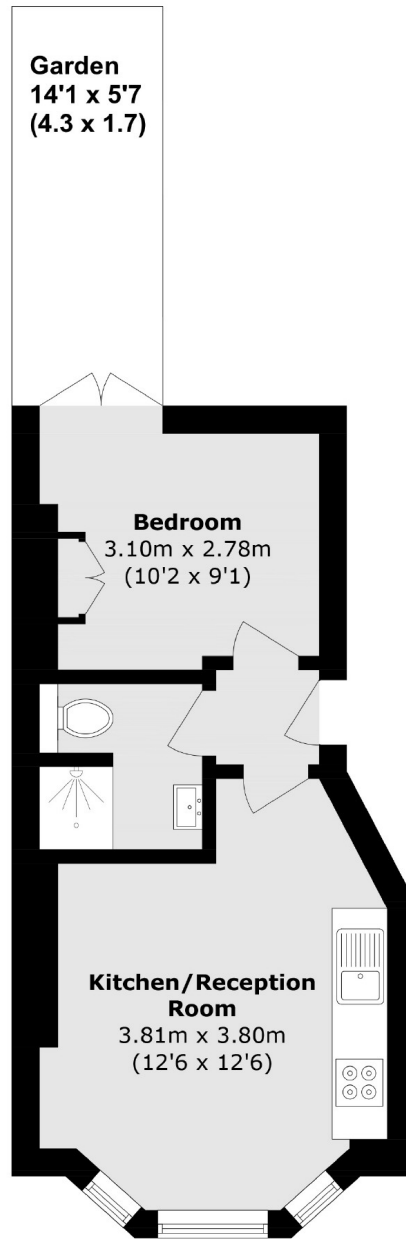
The property is ideally located just a short walk (approximately three minutes) from Richmond Station, providing fast links via the District Line, Overground, and National Rail, while the shops, cafés, restaurants, and green spaces of Richmond are all within easy reach.

This home would suit owner-occupiers and investors alike, offering strong rental income potential in one of South West London's most consistently desirable locations.

- Modern Victorian conversion • Ground-floor flat • Quiet residential road •
- Very high ceilings • Private terrace • Basement storage unit •
- Low service charges • Excellent transport links • Strong rental yield potential •

# SNELLERS

ESTATE AGENTS



Total area (approx.): 28.6 sq. m (307.8 sq. ft)

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