Knight Frank

STATION PARADE

Kew Gardens TW9

ELAZU
EXTRA VIRGIN
OLIVE OIL
SIEMENS

STATION PARADE
KEW GARDENS TW9

Occupying a prime position in the heart of Kew Village, this substantial split-level home offers well-balanced accommodation combining character, generous proportions and a highly desirable setting.

			EPC
4	2	1	D

Local Authority: Richmond Upon Thames

Council Tax band: E

Tenure: Leasehold, approximately 98 years remaining

Ground rent: £100.00 per annum, reviewed every year, next review due 2026

Service charge: £1,700.00 per annum, reviewed every year, next review due 2026

Guide price: £1,350,000

SPACIOUS AND LIGHT-FILLED FOUR-BEDROOM MAISONETTE

Entered via its own private front door, the property opens to a spacious and light-filled first floor. A handsome reception room to the front enjoys a large bay window, creating an inviting living and entertaining space with an abundance of natural light. To the rear, the kitchen and dining area provide ample room for both cooking and dining and direct access to a balcony. This floor also benefits from a double bedroom and a separate cloakroom. The upper floor is dedicated to the bedroom accommodation, comprising three further bedrooms, including a principal suite with its own en suite bathroom. A well-appointed bathroom serves the remaining rooms. The versatile layout lends itself to a variety of requirements with plenty of guest accommodation or dedicated home working spaces. Additional benefits include useful storage, permit parking, a sought-after village location, and a large loft with conversion potential (subject to planning permission).

Approximate Gross Internal Area = 145 sq m / 1,562 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted to tell you more.

William Brown
+44 20 8939 2808
William.Brown@knightframe.com

Knight Frank Richmond
23 Hill Street
Richmond, TW9 1SX

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated July 2026. Photographs and videos dated July 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.