






# DENBIGH GARDENS

Richmond TW10



# DETACHED FAMILY HOUSE WITH A MAGNIFICENT GARDEN

A substantial and exceptionally well proportioned family residence, arranged over two principal floors and set within an unusually expansive and private garden, a rare offering for Richmond Hill.

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Local Authority: London Borough of Richmond Upon Thames

Council Tax band: H

Tenure: Freehold

Guide price: £5,350,000



## SUBSTANTIAL & WELL PROPORTIONED FAMILY HOME

The ground floor is thoughtfully arranged to suit both family living and entertaining. At the heart of the home lies an impressive open plan reception, dining and kitchen space, providing excellent lateral space with direct access to the garden. This is complemented by a separate reception/dining room with French doors opening onto a paved terrace, alongside a dedicated office and a well designed suite of ancillary accommodation including a utility room, pantry and guest WC. The terrace and adjoining balcony create a seamless link between indoor and outdoor living, ideal for entertaining and enhancing the sense of space. A particular highlight is the exceptionally generous and private garden, offering impressive scale for the location and ample room for both recreation and al fresco entertaining. Further benefits include extensive under terrace storage which includes a wine cellar, side access on both sides of the garden and a garden shed to the rear.







## IMPRESSIVE PRINCIPAL SUITE WITH WALK-IN WARDROBE

The first floor provides excellent bedroom accommodation. The principal suite is a standout feature, incorporating a generous bedroom, walk in wardrobe and en suite bathroom.

Four further well proportioned bedrooms are served by additional bath and shower rooms, offering flexible accommodation well suited to family living or guests.

This impressive home combines generous internal accommodation with outstanding outdoor space, making it a compelling proposition for those seeking a substantial and adaptable residence in a highly sought after Richmond Hill setting.



Please note, the vendor has advised that there may be a restrictive covenant that prevents the property being used to run a commercial operation. You should ensure you check this with your conveyancers or solicitors.

Any references to timings and distances are approximate and have been provided for guidance only. They should not be relied upon as exact.



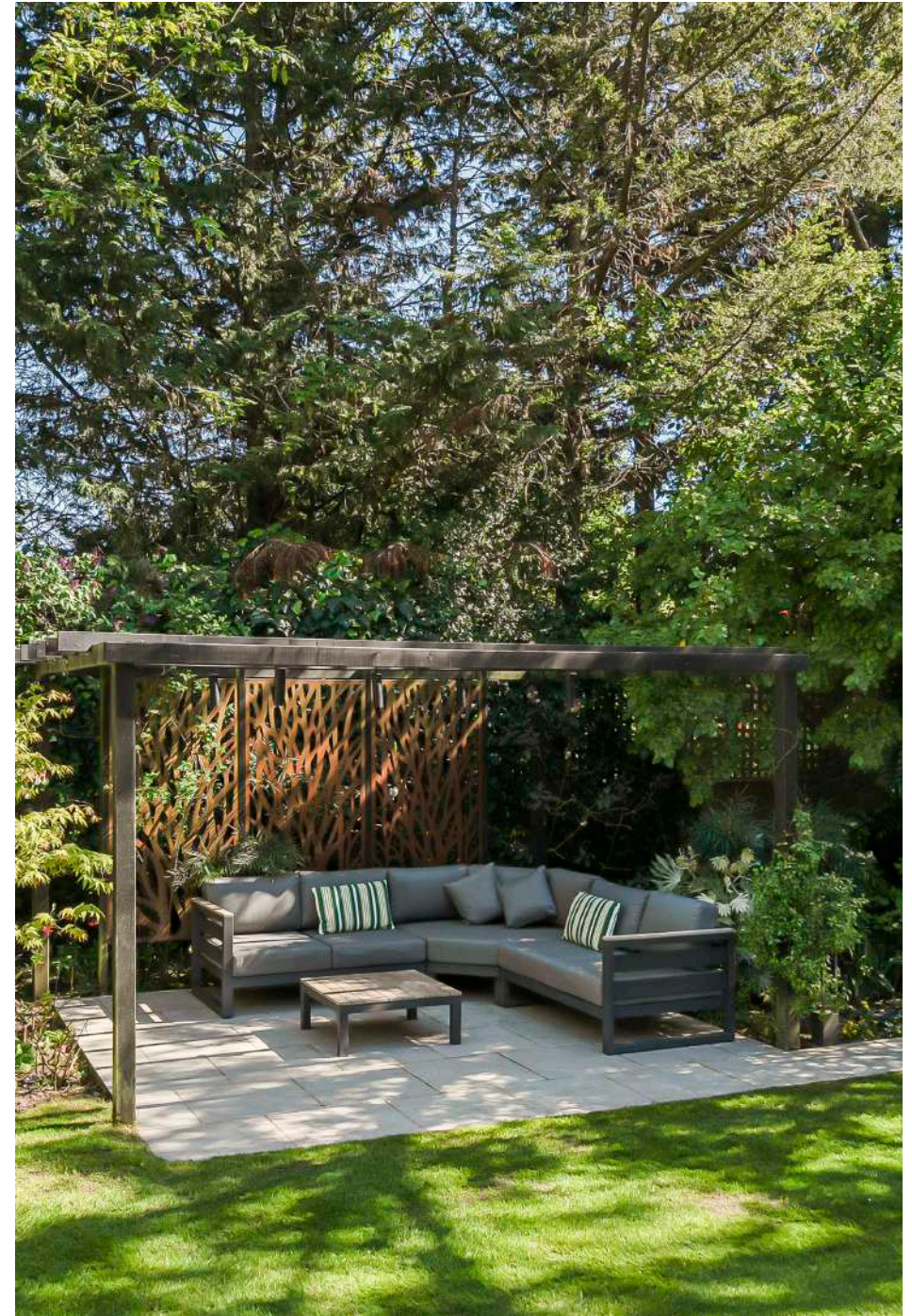


## SITUATED IN PRIME RICHMOND LOCATION

Denbigh Gardens is a sought after residential road situated only a short distance from Richmond town centre and its superb range of amenities. The area is abundant with a range of attractions and leisure opportunities for families to enjoy. Nearby Richmond Park is one of London's eight Royal Parks and covers 2,500 acres.

Local schools enjoy an excellent reputation and are amongst the best in the country. Ofsted 'Outstanding' rated schools include Marshgate Primary School (0.16 miles), Kings House School (0.3), The Vineyard School (0.47 miles), Thomas's College (0.6), Sheen Mount Primary School (0.67 miles), Orleans Park School (1.34 miles), Broomfield House School (1.36 miles) and Grey Court School (1.72 miles).

Richmond train station offers a rapid and direct service into London Waterloo, as well as the District Line and Overland to Stratford, via North London.





# Denbigh Gardens



(Including Wine Cellar and Storage)  
 Approximate Gross Internal Area = 349.5 sq m / 3763 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)



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This is an aerial photograph of a residential neighborhood. A red outline highlights a specific property in the center-left. The property consists of a large, multi-story house with a dark roof and a large, well-maintained lawn. To the left of the property is a street with several parked cars and a few pedestrians. To the right of the property is a large, lush green lawn with several trees and a swimming pool. The surrounding area includes other houses, some with solar panels on their roofs, and more greenery. The Knight Frank logo is visible in the top right corner of the image.