



Station Approach

Richmond, TW9

Asking Price £950,000

Lime Tree Cottage is enviably located in the heart of Kew Village, attractively benefiting from a large walled wraparound garden and the rare advantage of allocated parking.

Tucked away behind its charming façade, this period home has been beautifully refurbished while carefully retaining the essence of a traditional cottage. Extending to approximately 813 sq. ft across three levels, the property offers a rare opportunity to enjoy the village lifestyle just moments from Kew Gardens station.

CHESTERTONS



Station Approach

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- Two to Three Bedrooms
- Two Receptions
- Two Bathrooms
- House
- Terraced, Semi Detached
- Garden
- Village
- Private Parking
- Period
- Spacious Attic/Loft for Storage



The ground floor is centred around a stylish open-plan kitchen and dining area, flowing seamlessly into a cosy yet light-filled reception room. A vaulted roof lantern and full-width bi-fold doors bring an abundance of natural light and connect the living space to the landscaped walled garden — a tranquil retreat ideal for entertaining or quiet relaxation. This level also features a well-proportioned bedroom and a sleek family bathroom, with the benefit of underfloor heating for modern comfort.

Upstairs, the principal bedroom provides a peaceful haven beneath the eaves, while the lower-ground level offers a versatile study or snug, perfectly suited as a home office or guest room. A spacious loft provides valuable additional storage, while brand-new wooden sash double-glazed windows have been installed throughout, combining period aesthetics with energy efficiency. Both bathrooms and the main living area also enjoy underfloor heating, further enhancing the home's contemporary comforts.

Throughout, the interiors are presented in soft, neutral tones with quality finishes that complement the home's cottage charm. Perfectly positioned within one of London's most sought-after village settings, Lime Tree Cottage is just a short stroll from Kew Green, the Royal Botanic Gardens and the boutique shops, cafés and restaurants that make Kew such a desirable place to live.

Tenure: Share of Freehold 996 years remaining

Service Charge: £1,400 Halletts - management and freehold

Ground Rent: £0

Local Authority: Richmond upon Thames

Council Tax Band: E

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 96 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Chestertons Kew Sales

1 Royal Parade

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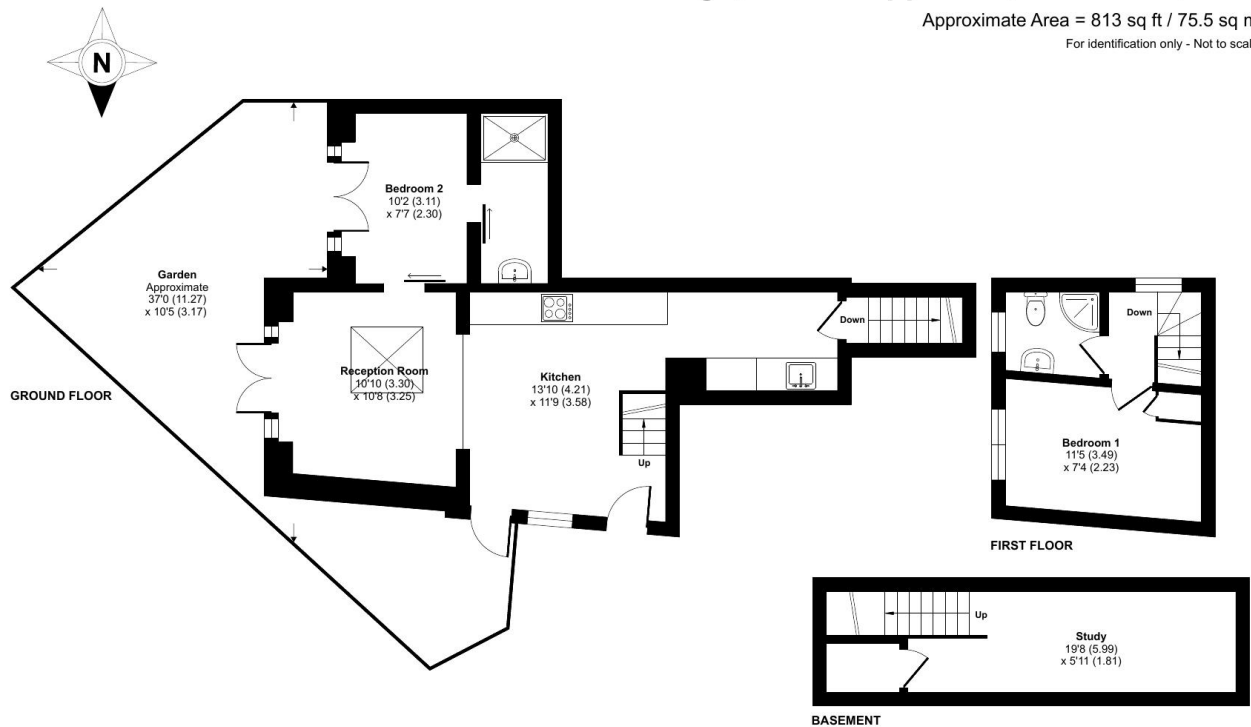
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Lime Tree Cottage, Station Approach, Richmond, TW9

Approximate Area = 813 sq ft / 75.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Chestertons REF: 1355754

