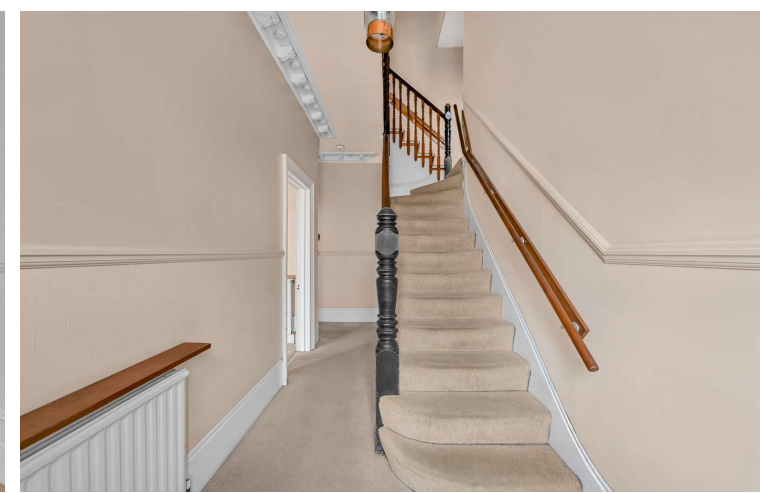
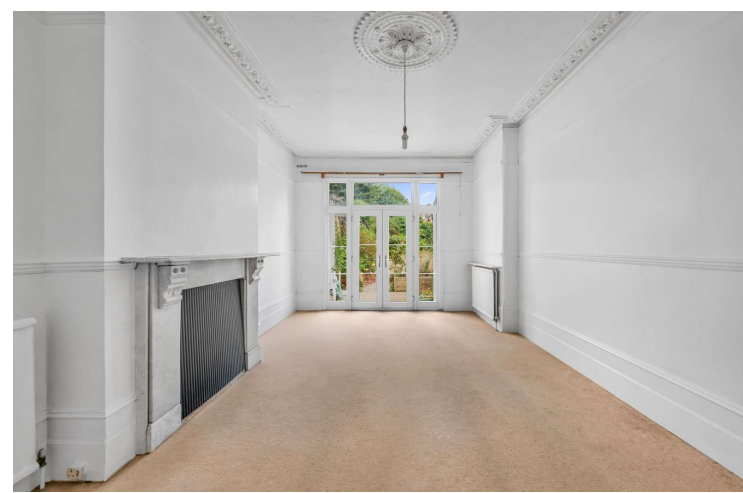




Ellerker Gardens
Richmond, TW10

CHESTERTONS





This handsome and beautifully proportioned Victorian family home is located on one of the most desirable roads on Richmond Hill. A rare find, this property retains many period features and benefits from being one of the few plots on the road that backs directly onto and has access to Montague Road. This provides numerous possibilities for the new owners, including the possibility of building off-street parking and/or a garage subject to the necessary consents being obtained.

This home exudes character and homely appeal, however, due to its age, there is an exciting opportunity for the new owners to embark on a renovation project, tailoring the property to their specific tastes and requirements.

Furthermore, there is scope to add a rear extension, subject to planning permission. This addition would not only increase the living space but would also provide an opportunity to create a modern, open-plan living area that seamlessly blends with the existing period features.

This property is a dream home awaiting the right owners to realise its full potential. With its blend of period charm, desirable location and potential for personalisation, it offers an appealing and rewarding opportunity for those seeking a unique and prestigious property on Richmond Hill.

Location: 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 outstanding state and private school options, including The Vineyard, King's House, Old Vicarage and Marshgate Primary School to name a few.

- Potential to create off-street parking/garage to the rear (STPP)
- Beautifully proportioned Victorian family home
- Opportunity to renovate and extend on the ground floor to the rear (STPP)
- 2,566 square feet over three floors (plus cellar)

Asking Price £2,450,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: H

Chestertons South West Prime Sales

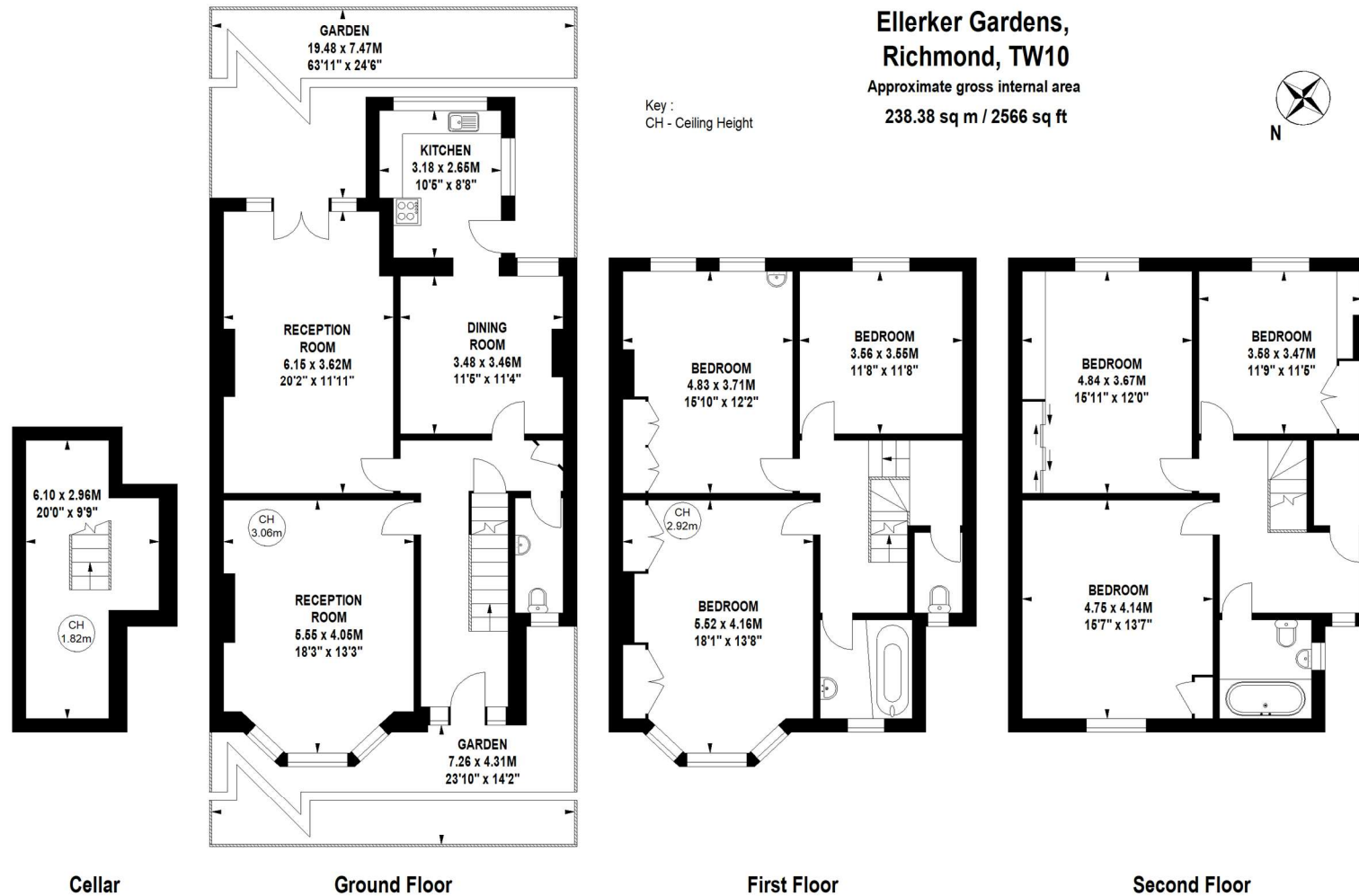
23a Friars Stile Road

Richmond

Surrey

TW10 6NH

swprime@chestertons.co.uk



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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