



# Selwyn Avenue

Richmond, TW9

Asking Price £1,600,000

A handsome four-bedroom Edwardian terrace enviably positioned within the highly sought-after Richmond Triangle, moments from Richmond station and the extensive amenities of Richmond town centre.

**CHESTERTONS**



# Selwyn Avenue

Richmond, TW9

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Offering approximately 1,600 sq ft of beautifully proportioned accommodation arranged over three floors, this charming period home blends character features with practical family living. The ground floor comprises two elegant reception rooms with high ceilings and generous proportions, a welcoming entrance hall and an impressive extended kitchen/breakfast room opening onto a private rear garden with useful storage shed. To the front, the property further benefits from off-street parking.

The first floor provides three well-appointed bedrooms, including a generous principal bedroom with en-suite shower room, alongside a contemporary family bathroom. The top floor hosts a spacious fourth bedroom with extensive eaves storage, creating an ideal guest suite, home office or teenager's retreat.

Selwyn Avenue forms part of the ever-popular Richmond Triangle, renowned for its attractive tree-lined streets and beautiful period architecture. Richmond station is within easy walking distance, providing fast links into London Waterloo, alongside District Line and London Overground services. The green open spaces of Old Deer Park, the River Thames towpath, Richmond Green and the world-famous Royal Botanic Gardens, Kew are all nearby, making this an exceptional family home in one of Richmond's most desirable locations.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	77 C
39-54	E		
21-38	F		
1-20	G		

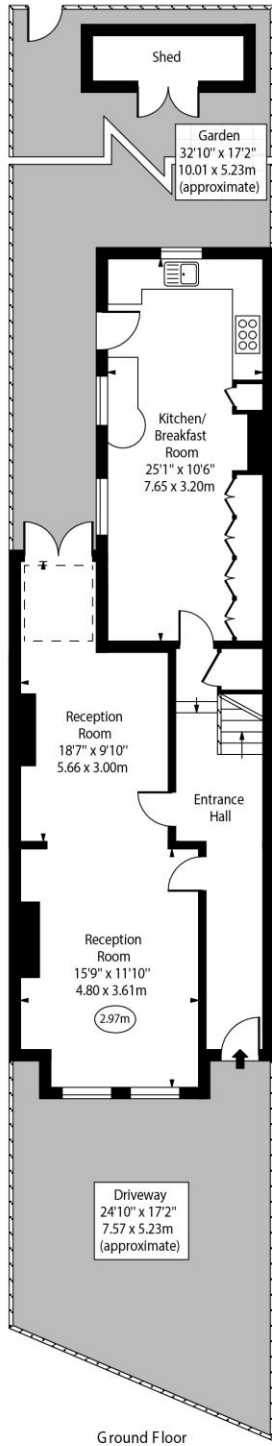
### *Chestertons Kew Sales*

1 Royal Parade  
 Kew  
 Richmond  
 TW9 3QD  
 kew@chestertons.co.uk  
 020 8104 0340  
 chestertons.co.uk

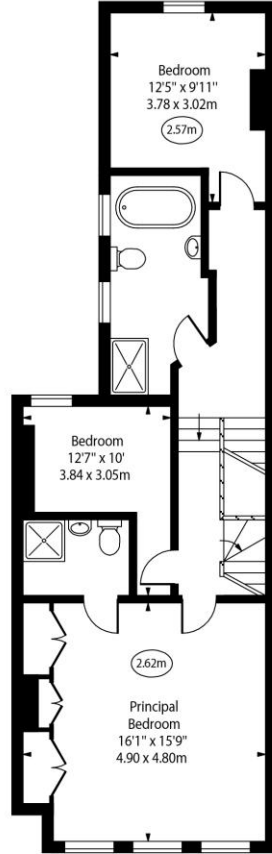
Selwyn Avenue,  
Richmond,  
Surrey, TW9



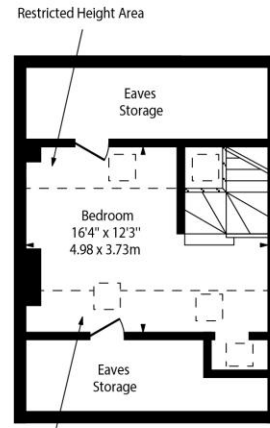
○ - Ceiling Height



Ground Floor



First Floor



Second Floor

Approx Gross Internal Area 1590 Sq Ft - 147.71 Sq M

Approx. Floor Area Including Restricted Heights 1830 Sq Ft - 170.01 Sq M  
(Including Eaves Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk  
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