

# LAWLEY HOUSE

Twickenham TW1





# OUTSTANDING RIVERSIDE PENTHOUSE

An outstanding riverside penthouse measuring approximately 2,572 sq ft with four terraces and the rare benefit of three underground parking spaces.



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Local Authority: London Borough of Richmond Upon Thames

Council Tax band: H

Tenure: Share of Freehold, approximately 968 years remaining

Service charge: £11,472.56 per annum, reviewed annually, next review due 2027

Ground rent: TBC

Offers in excess of £3,500,000





## SET WITHIN A PRESTIGIOUS RIVERSIDE DEVELOPMENT

Occupying an exceptional position within one of Richmond's most prestigious riverside developments, this remarkable duplex apartment presents a rare opportunity to acquire a home of outstanding quality and distinction, set directly on the banks of the River Thames.

Arranged across the fourth and fifth floors of the highly regarded Lawley House, the apartment combines elegant proportions with beautifully curated interiors. Extending to an impressive footprint, the accommodation has been recently refurbished by the current owners, offering a seamless blend of comfort, style, and timeless design.









## SEAMLESS BLEND OF COMFORT, STYLE & TIMELESS DESIGN

From the moment of entry, the sense of space and refinement is immediate. A generous entrance hall leads to an array of elegant reception and living spaces, all bathed in natural light and perfectly positioned to capture the apartment's most captivating feature: far-reaching views across landscaped communal gardens, the River Thames, and towards the charming Richmond riverside.

The principal reception room is both inviting and sophisticated with direct access to a private terrace—ideal for both entertaining and quiet contemplation, framed by uninterrupted river vistas

At the heart of the home, the contemporary kitchen is thoughtfully designed with a full range of integrated appliances and a spacious dining area, complemented by a further terrace—perfect for informal dining or morning coffee.

To the rear, the principal bedroom suite offers a serene retreat, enhanced by extensive fitted wardrobes and a luxurious en suite bathroom. A versatile dining room, or fourth bedroom, also benefits from its own terrace.







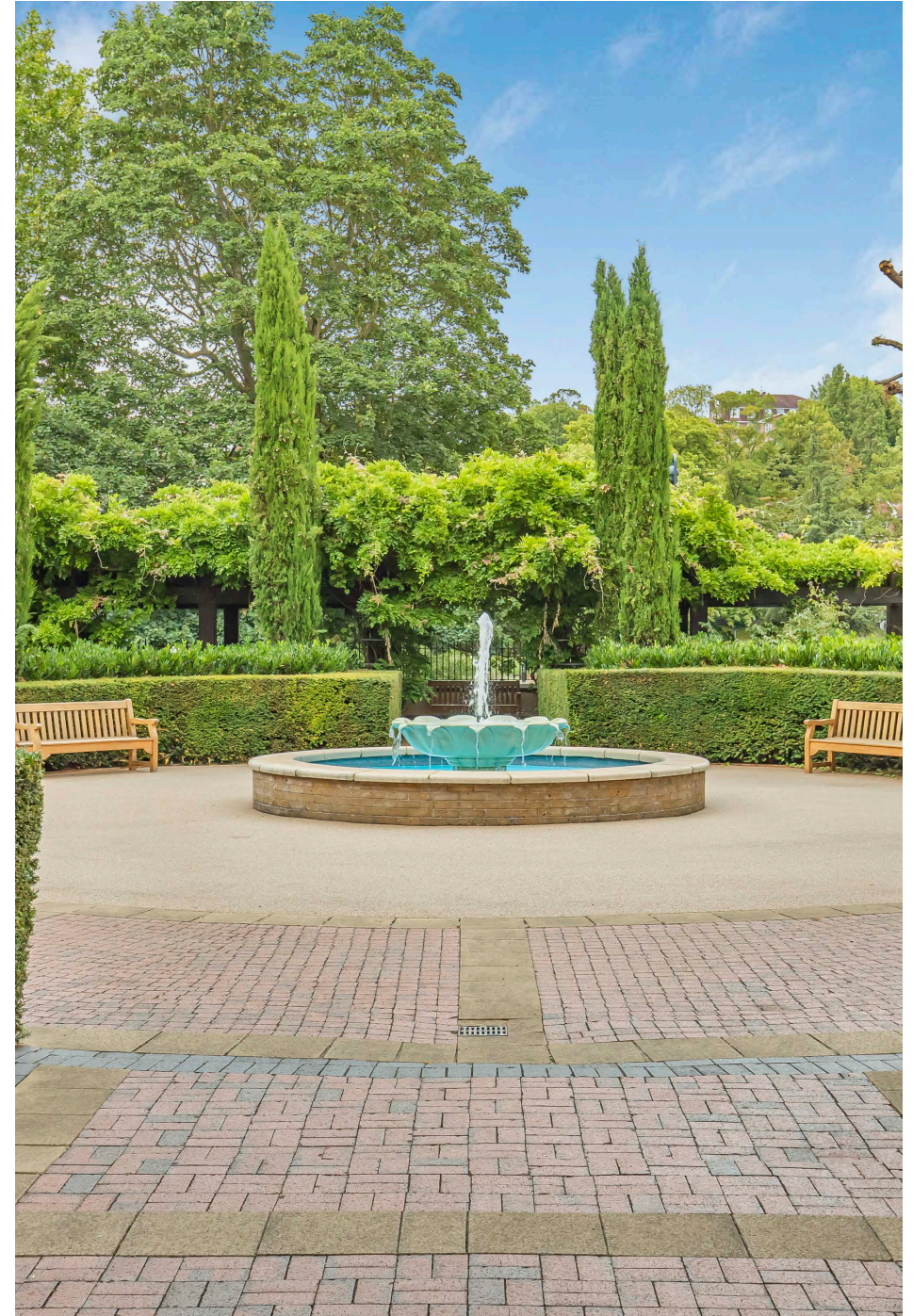




## LOCATION

Lawley House is located in the landmark Richmond Bridge Development and occupies a particularly scenic stretch of The River Thames, within just a few hundred metres of Richmond town. Richmond is renowned for its sophisticated shops and restaurants, yet manages to retain a charming village atmosphere.

The property is well-situated for access to both Richmond town centre (0.7 mile), St Margaret's (0.9 mile) and many of the area's superb attractions such as the River Thames (0.1 mile), Richmond Green (0.6 mile) and the 2,500 acres of Richmond Park (1.1 miles).











Approximate Gross Internal Area = 239 sq m / 2572 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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