



# Sandycombe Road

Kew, TW9

Asking Price £2,500,000

A substantial semi-detached Edwardian property in the heart of Kew presenting an exceptional investment opportunity. Currently operating as a successful guesthouse, the property offers a rare chance to acquire an income-producing asset with significant scope for further development or alternative uses.

Ideally positioned moments from the shops, cafés and restaurants of Kew Village and less than half a mile from Kew Gardens Station (District Line and London Overground), as well as the Royal Botanic Gardens.

**CHESTERTONS**



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- Semi Detached bed and breakfast property
- Six En-suite Bedrooms
- 3 Further Bedrooms, with 2 shared Bathrooms
- Additional Building at the rear
- 4 En-suite bedrooms with kitchenettes
- Revenue; circa £225,000 to £250,000 per annum, with scope for improved turnover



The main building provides extensive accommodation arranged over three floors and currently comprises nine bedrooms, multiple shower rooms and en-suite facilities, a kitchen/dining room, cloakroom and balcony. To the rear of the property are four purpose-built self-contained studio apartments, each with a kitchenette and en-suite shower room, offering additional income potential or independent rental accommodation.

In total the property offers nearly 2,800 sq. ft of accommodation across the main house and studios, with generous external space including a large rear garden and courtyard. The floorplan also confirms four sizeable studios arranged within the outbuilding to the rear, providing a separate residential element ideal for lettings or continued guest accommodation.

Further benefits include off-street parking for two vehicles at the front and scope to extend or reconfigure the property subject to the usual consents. With its flexible layout and established commercial use, the property would suit investors, experienced landlords or operators seeking a ready-made hospitality business, while also offering the potential to convert back into a substantial family residence with additional rental units.

**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Richmond upon Thames  
**Council Tax Band:** Not available

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

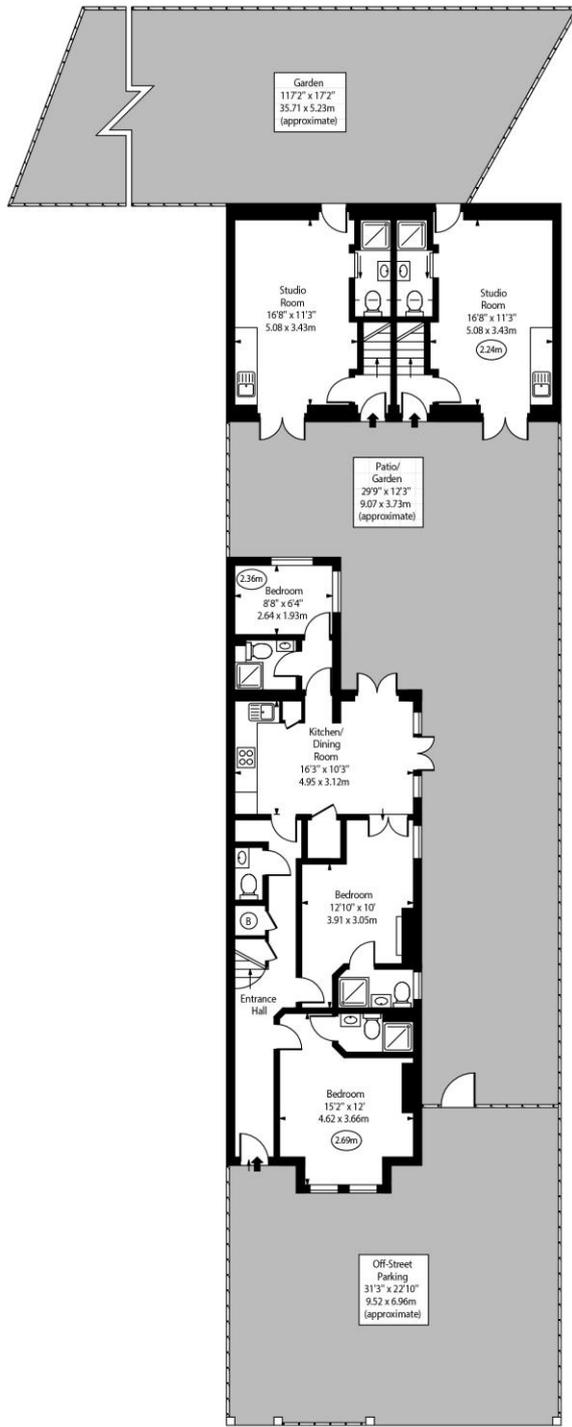
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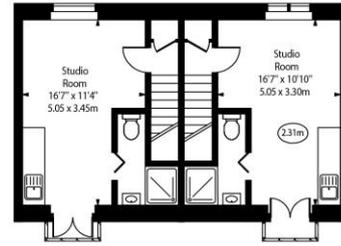
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Kew,  
Surrey, TW9



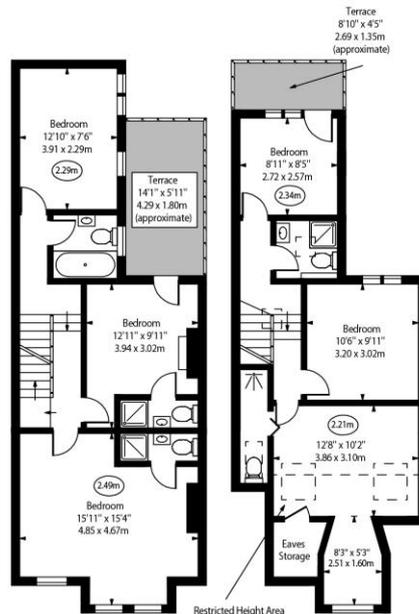
○ Ceiling Height



Ground Floor



First Floor



First Floor

Second Floor

Approx Gross Internal Area 1809 Sq Ft - 168.06 Sq M  
 Approx. Floor Area Including Restricted Heights 1925 Sq Ft - 178.83 Sq M  
 (Including Eaves Storage)  
 (Excluding Out Building)

Out Building Area 976 Sq Ft - 90.67 Sq M

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.  
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