



PROPERTY
PERFECTLY PRESENTED

2 Bedrooms

Flat - Conversion

£1,095,000

Located in

Richmond





54 Leyborne Park

Richmond | Surrey | TW9 3HA



Prime Kew Village Living - Elegant Edwardian two-bedroom, two bathroom garden apartment with off street parking

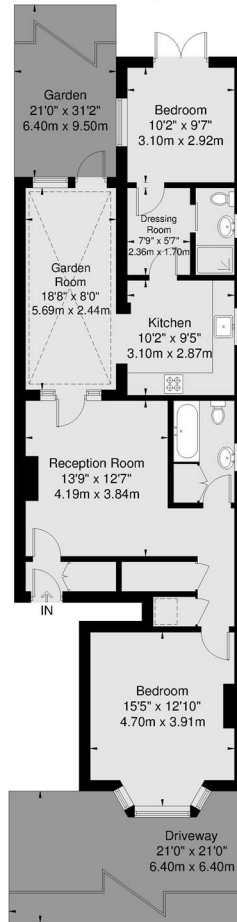
54 Leyborne Park

£1,095,000 Freehold



- Elegant ground floor Edwardian conversion in a highly sought-after Kew address
- Two double bedrooms
- Outstanding local amenities
- Off-street parking — a rare and valuable addition in this location
- Easy access to Kew Gardens and the River Thames
- Positioned moments from Kew Village, its cafés, boutiques and restaurants
- Two bathrooms
- Private rear garden, ideal for entertaining and outdoor living
- Excellent Transport Links

Leybourne Park
 Approx Gross Internal Area
 Ground Floor = 90.4 Sq m / 973 Sq Ft



Ground Floor

Viewmedia @ 2026
 Viewmedia.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

EPC Rating: D
Council Tax Band D
Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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