



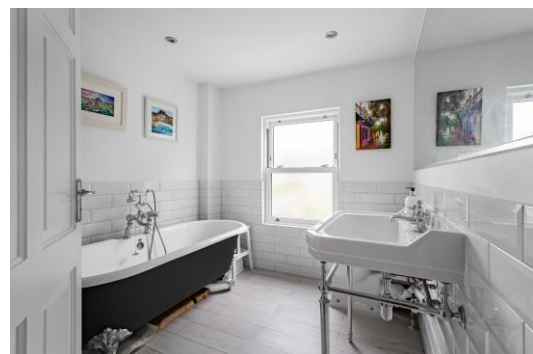
Alexandra Road

Richmond, TW9

Asking Price £1,200,000

A Charming three-bedroom period cottage close to Kew Village, featuring a superb loft-converted principal suite, beautiful kitchen and bathrooms, sizeable garden and powered garden studio.

CHESTERTONS



Alexandra Road

Richmond, TW9

- Period property
- Three bedrooms
- Three bathrooms
- Close to Kew village and Kew Gardens



A gorgeous three-bedroom period cottage, beautifully renovated throughout and ideally positioned on Alexandra Road, within easy reach of Kew Village and Kew Gardens Underground station.

The ground floor offers an excellent sense of space, with a generous living/dining room, downstairs WC and a stunning fitted kitchen to the rear, finished with stylish dark cabinetry and quality fittings. The kitchen opens directly onto a sizeable rear garden, providing a great extension of the living space and an ideal setting for entertaining. There is also an opportunity to extend further to the rear of the house, subject to the usual planning consents, allowing a future owner to create additional living space if desired. At the end of the garden is a useful outbuilding with electricity, perfect for use as a home office, studio or additional storage.

The first floor provides two well-proportioned double bedrooms together with a beautifully finished family bathroom, featuring attractive tiling and fittings. A thoughtfully designed loft conversion occupies the entire top floor, creating an impressive principal bedroom suite with excellent proportions and its own en-suite shower room.

Offering just shy of 1200 sq ft of internal accommodation, excluding the outbuilding, the house combines period character with a smart, modern finish and a highly practical layout, making it an excellent home in one of Kew's most sought-after residential locations.

Tenure:

Service Charge: £0

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
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

**Approximate Gross Internal Area 1168 sq ft - 109 sq m
(Excluding Outbuilding)**

Ground Floor Area 522 sq ft - 49 sq m
First Floor Area 368 sq ft - 34 sq m
Second Floor Area 278 sq ft - 26 sq m
Outbuilding Area 101 sq ft - 9 sq m



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHESTERTONS

