



Old Palace Lane
Richmond, TW9

CHESTERTONS





Located on one of Richmond most desirable addresses, a beautifully presented Grade II listed Regency villa seamlessly blends period elegance with contemporary comfort. The raised ground floor comprises a wood-panelled hallway leading through to a fully fitted study and an impressive double reception room. Defined by its volume and natural light, this space features high ceilings, period fireplaces and full-height windows.

On the ground floor, a versatile additional reception room/fourth bedroom is complemented by a well-appointed bathroom. To the rear, a thoughtfully designed kitchen, dining and living space centres around a high-end bespoke wooden framed kitchen, with French doors opening directly onto the garden. The upper floors provide three beautifully proportioned double bedrooms with fitted wardrobes, served by two bathrooms finished with high-specification finishes.

To the rear, a landscaped, country-style garden offers a rare sense of privacy and tranquillity, with a patio area perfect for outdoor dining and relaxation.

Located on Old Palace Lane, just off Richmond Green, this property is superbly located for the town centre and Richmond riverside, perfect for walking and cycling along this particularly scenic stretch of the river along the Thames towpath. With the world-famous Richmond Park, Richmond Green and the River Thames, Richmond balances city and country living thanks to the spacious green spaces and easy London Transport links. Richmond town centre offers a diverse mix of shopping and lifestyle amenities, from independent boutiques along historic cobbled lanes to leading High Street brands, complemented by a large Waitrose and a Third Space gym.

- A stunning Grade II listed Regency villa
- One of Richmond's most desirable addresses
- Presented to a high specification throughout
- Timeless classic style
- Landscaped rear garden
- Off-street parking for two cars
- Located just off Richmond Green

Asking Price £3,000,000

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Tenure: Freehold

Service Charge: £0

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: G

Chestertons South West Prime Sales

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Old Palace Lane, TW9

Approximate gross internal area
221.85 sq m / 2385 sq ft
(Including Eaves Storage)

Eaves Storage
22.11 sq m / 238 sq ft

Key :
CH - Ceiling Height



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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