



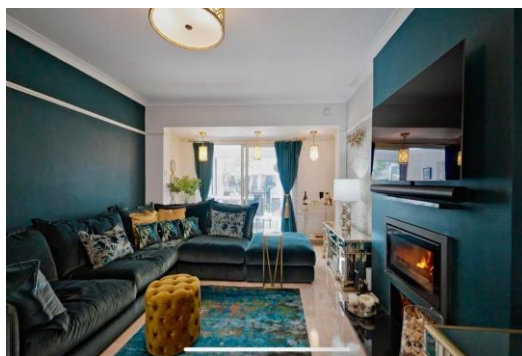
Mortlake Road

Richmond, TW9

Asking Price £1,600,000

This six-bedroom family home on Mortlake Road set moments from Kew Gardens station, it offers generous space, and a practical layout.

CHESTERTONS



Mortlake Road

Richmond, TW9

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Mortlake Road has been owned and cared for by the same family for over 20 years. Set in the heart of Kew, it offers generous space, a practical layout and the flexibility needed for modern family life, all within easy reach of the station, Kew Gardens, and local amenities.

Inside, there is a wide entrance hall and a spacious through reception room, with a bay window with plantation shutters, a gas flame fire to the front, and a more relaxed living area to the rear centred around a Stovax wood-burning stove. Sliding doors lead through to a bright conservatory currently used as a dining area, with bifold doors opening directly out to the garden, making it a great space for everyday living and entertaining.

Alongside this is a well-appointed kitchen with integrated appliances, good storage and a Quooker tap providing filtered, boiling, and sparkling water. The kitchen connects well with the conservatory, creating a sociable and functional layout. A ground floor wet room and a separate WC are positioned off the hallway, adding useful flexibility for guests, children or future-proofed living.

The first floor offers four well-proportioned bedrooms and a family bathroom. These rooms are light and practical, working well for family use, home offices or guest accommodation.

On the second floor are two further bedrooms with sloping ceilings and built-in storage, along with a shower room. This level works particularly well for teenagers, guests or as a quieter space away from the main living areas.

Outside, the rear garden has been arranged with a raised decked dining area, a central lawn and a separate seating space. There is gated side access, a garden shed for storage, off-street parking to the front and a cellar providing additional storage.

The location is ideal, with Kew Gardens Station, the Royal Botanic Gardens, Kew Green, the River Thames and a range of local caf  s, shops and well-regarded schools all close by.

Tenure: Freehold

Service Charge:   0

Ground Rent:   0

Local Authority: Richmond upon Thames

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	63 E	
21-38	F		
1-20	G		

Chestertons Kew Sales

1 Royal Parade

Kew

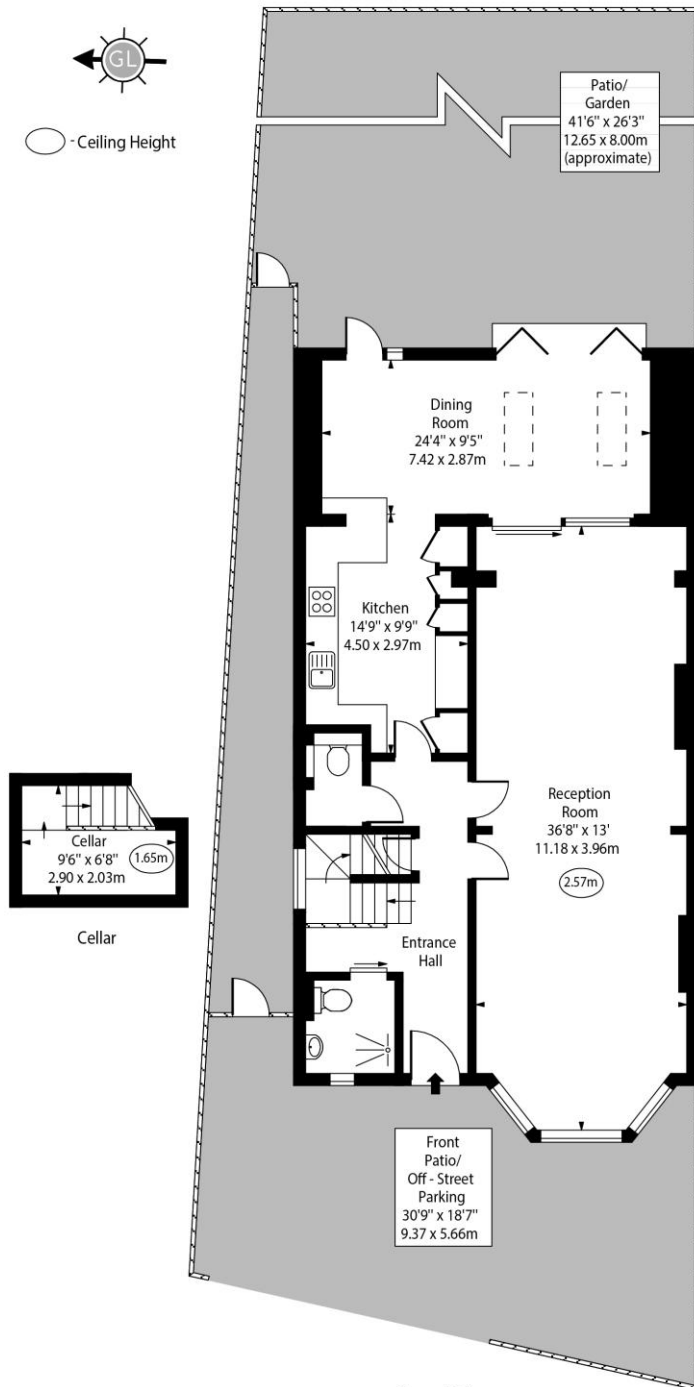
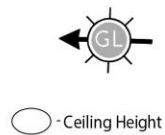
Richmond

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Ground Floor

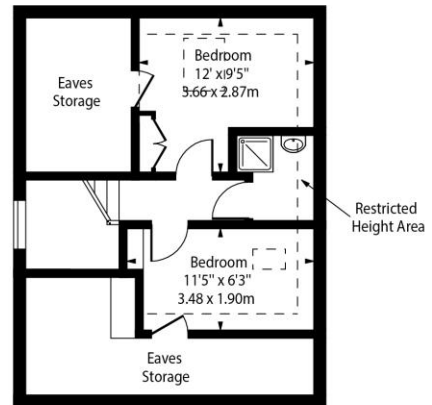
Approx Gross Internal Area 2040 Sq Ft - 189.52 Sq M
(Including Cellar)

Approx. Floor Area Including Restricted Heights 2240 Sq Ft - 208.10 Sq M
(Including Eaves Storage)

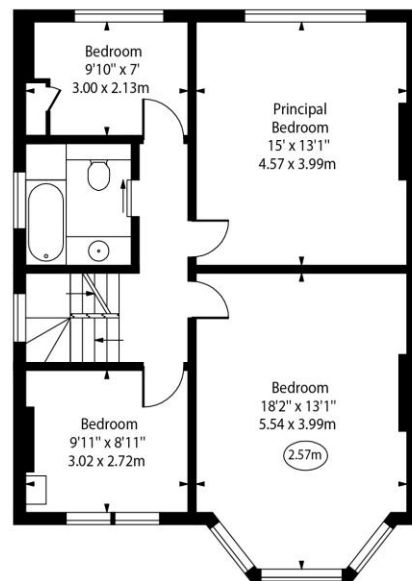
Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk
Ref. No. 030176E

Mortlake Road,
Richmond, TW9



Second Floor



First Floor