



Mount Ararat Road
Richmond, TW10

CHESTERTONS





A rare opportunity to acquire an elegant semi-detached Victorian residence on one of the most sought-after roads on Richmond Hill. The house now requires refurbishment and modernisation throughout, presenting an exceptional opportunity to create a magnificent family home tailored entirely to one's own specification, with significant potential to enhance and remodel, subject to the usual consents.

Richmond Hill is a charming and close-knit community, centred around its picturesque village and set on the doorstep of the world-famous Richmond Park. The area offers an excellent balance of city and country living, combining expansive green spaces with strong transport links into central London.

The location is particularly well suited to families, with an outstanding selection of state and private schools nearby, including The Vineyard, King's House, Old Vicarage, Marshgate Primary School and Thomas's College.

Everyday amenities such as dry cleaning, local supermarkets and coffee shops are close at hand, alongside a popular selection of pubs, cafés and restaurants. Local favourites include Richmond Hill Bakery, The Marlborough and La Luna di Luca, while the riverside Duck Pond Market takes place every weekend, offering ethically sourced food, art and crafts.

Richmond town centre provides a broader retail and lifestyle offering, from independent boutiques and historic cobbled lanes to leading High Street brands, a large Waitrose supermarket and the renowned Third Space gym.

- The seller invites serious offers from committed buyers
- A handsome, semi-detached, Victorian home
- Circa 2,810 sq ft
- Potential to remodel (subject to planning permission being granted)
- Opportunity to renovate
- Driveway for multiple cars
- South west facing rear garden with side-access
- One of the most sought-after roads in Richmond and located towards the Richmond Hill village end of the road

Guide Price £2,750,000

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

Tenure: Freehold

Service Charge: £0

Ground Rent: £0

Local Authority: London Borough Of Richmond Upon Thames

Council Tax Band: H

Chestertons South West Prime Sales

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Approx Gross Internal Area 2800 Sq Ft - 260.12 Sq M
 Approx. Floor Area Including Restricted Heights (excluding sheds) 2810 Sq Ft - 261.05 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.
 www.goldens.co.uk
 Ref. No. 030869E

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