

# St. James's Cottages Richmond TW9











## A beautifully presented two bedroom Victorian cottage.

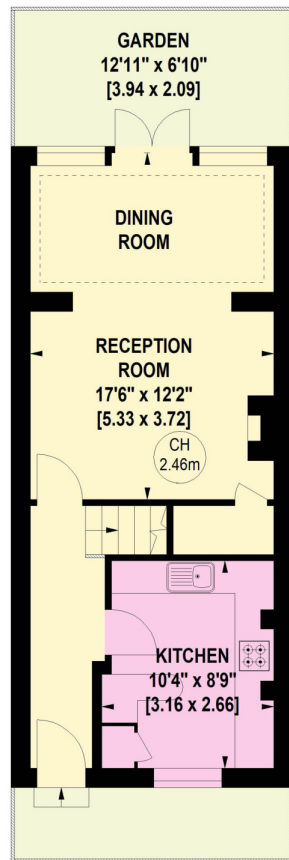


This attractive two bedroom Victorian cottage is perfectly positioned within a cobbled cul-de-sac in the heart of Richmond.

Ideal for a first-time buyer or as a pied-a-terre, this wonderfully light and well-balanced house briefly comprises an entrance hall, charming reception room with a feature fireplace and conservatory area for dining, separate kitchen, two bedrooms, and a well-appointed bathroom.

The property also benefits from access to loft space for storage, a south west-facing paved garden and is being offered to the market with no onward chain.

The house is in an excellent location with its proximity to Richmond town centre and its good transport links, attractive high street, a superb range of specialist shops, supermarkets, boutiques, coffee bars, and restaurants.



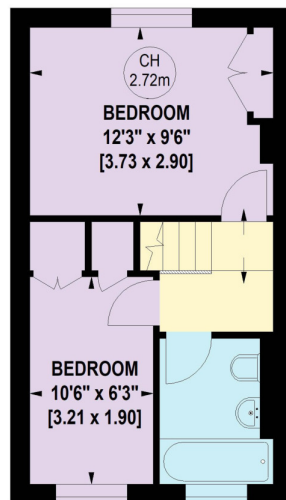
**GROUND FLOOR**

**Key :**  
CH - Ceiling Height



**Approximate Gross Internal Floor Area**  
**61.59 sq m/663 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



**FIRST FLOOR**

## Guide price

Available on request

## Tenure

Freehold

## Local authority

London Borough of Richmond upon Thames

## Location

Schools in the area include King's House School (0.9 miles), Old Vicarage School (0.5 miles), Marshgate Primary School (1.1 miles), The Vineyard School (0.5 miles) and The German School (1.3 miles)

Local places of interest include Richmond Park (0.8 miles), Kew Gardens (0.9 miles), Twickenham Stadium (2.0 miles) and Ham House (1.5 miles).

## Transport

Local transport links include numerous bus routes to surrounding areas, plus fast and frequent trains to central London via both South West trains (Waterloo 19 minutes) and London Underground's District Line (West End 38 minutes). The property is well placed for access to the A316/M3, M4 and M25 motorways.

\*All times and distances are approximate.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2021. Photographs and videos dated October 2021.

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