



Petersham Road, Richmond, London **TW10**

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# Petersham Road, London TW10

With truly spectacular uninterrupted views over the River Thames and Richmond Bridge, this wonderful two bedroom apartment is presented to the market with no onward chain. Due to its prime position overlooking the River Thames, you are within walking distance to some outstanding schools and the many famous attractions that make this area a very special place to live.

On arriving at the property, you are instantly impressed by the natural light and impressive south west-facing decked terrace which looks directly over the River Thames.



**Guide price:** £1,450,000

**Tenure:** Share of freehold plus leasehold, approximately 104 years remaining

**Service charge:** £3,376 PA, reviewed every 1 year, next review due 2023

**Ground rent:** Peppercorn

**Local authority:** London Borough of Richmond Upon Thames

**Council tax band:** G

The accommodation itself briefly comprises; an entrance hall, spacious fully integrated kitchen, generous reception/dining room with floor to ceiling double doors leading out to the impressive decked roof terrace complete with outdoor heaters and a power supply, ideal for entertaining in the summer months. There is a generous principal bedroom with an en suite shower room, a further double bedroom and a beautifully appointed bathroom. All bedrooms have direct access to the south west-facing balcony. The apartment further benefits from an allocated car parking space in the secure underground car park.

## Location

The property is moments away from the numerous facilities found in the town centre including bars, restaurants, cinema and theatres.

Schools in the area include King's House School, Old Vicarage School, Marshgate Primary School and The Vineyard School.

The area is abundant with a range of attractions and leisure opportunities for families to enjoy. Richmond Park is one of London's eight Royal Parks and covers 2,500 acres. The park has protected status as an important habitat for wildlife and is a National Nature Reserve. The park is also a venue for a range of activities including fishing, rugby, golf and horse riding.

Other places of interest include the UNESCO World Heritage Site - The Royal Botanic Gardens at Kew, Twickenham Stadium and Ham House. 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 min). The property is well placed for access to the A316/M3, M4 and M25 motorways, and is situated 6.8 miles from Heathrow airport.

\*All times and distances are approximate.







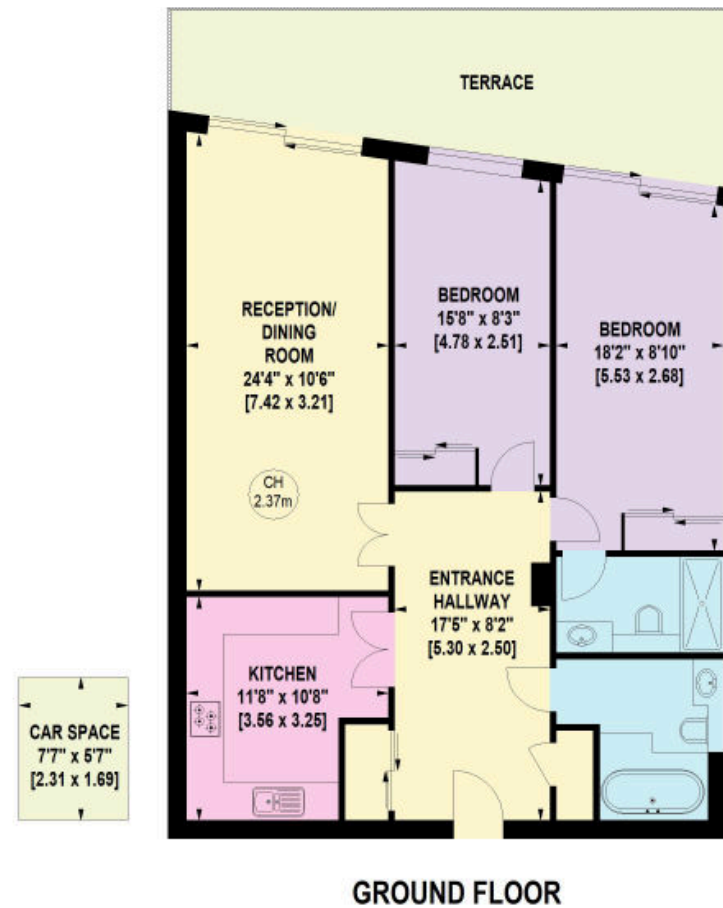
**Blade House,  
Petersham Road,  
Richmond, TW10**

Approximate Gross Internal Area : 90.86 Sq. metres  
978 Sq. feet

Key :  
CH - Ceiling Height



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.



**GROUND FLOOR**

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Particulars dated May 2022. Photographs and videos dated May 2022.

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