

Kew Road,
Richmond
TW9



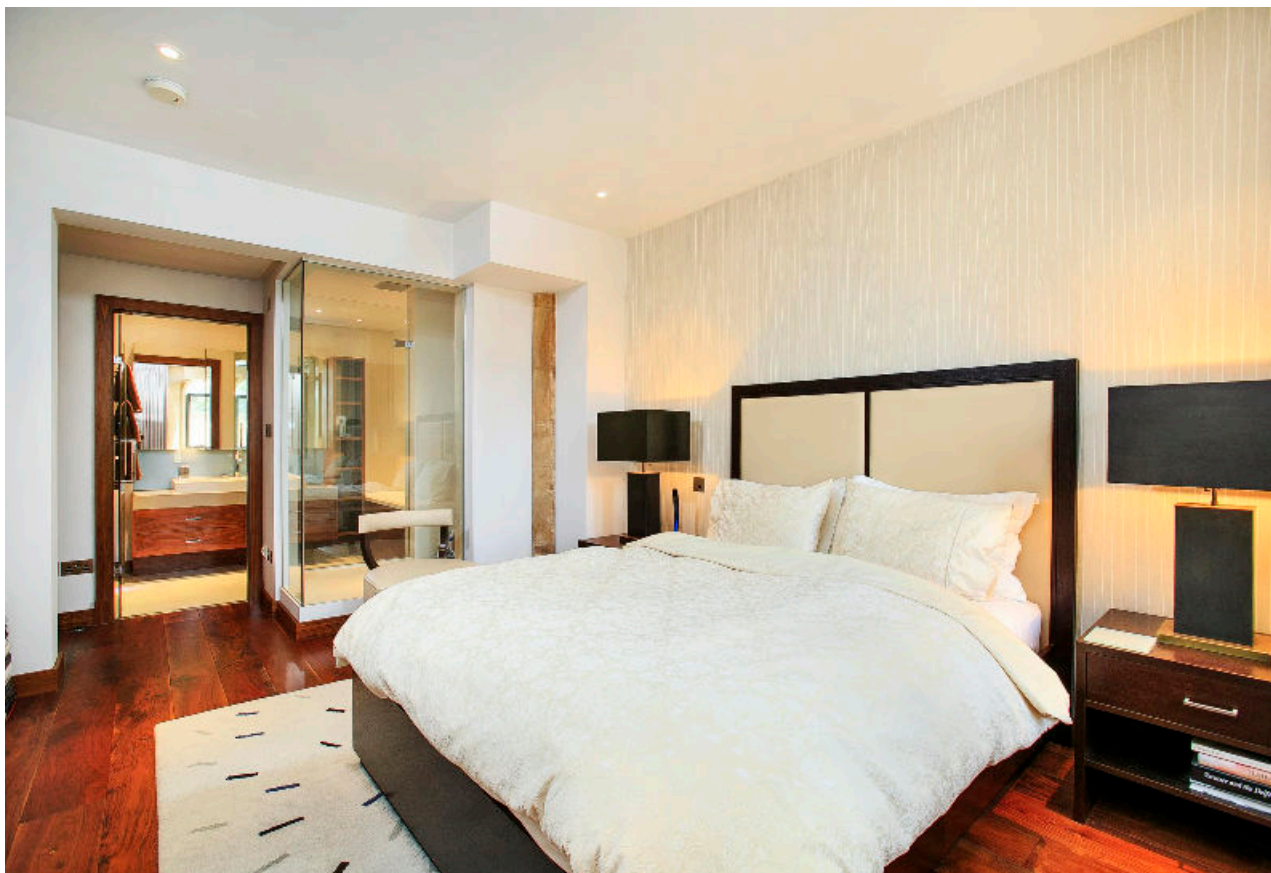


A stunning apartment situated in a sought after converted church.



Forming part of a converted church, this delightful two bedroom split level apartment shares a communal entrance hall, but the original design has been completely altered by the current owners. The property was stripped back to its shell with new wiring, plumbing, Lutron lighting and thermostatically controlled heating systems installed.

The ground floor is divided into a large open plan kitchen/dining/ reception room. The bespoke kitchen is built around the curvature of the staircase and features Miele appliances built into a range of units under a Zodiac Quartz worktop.

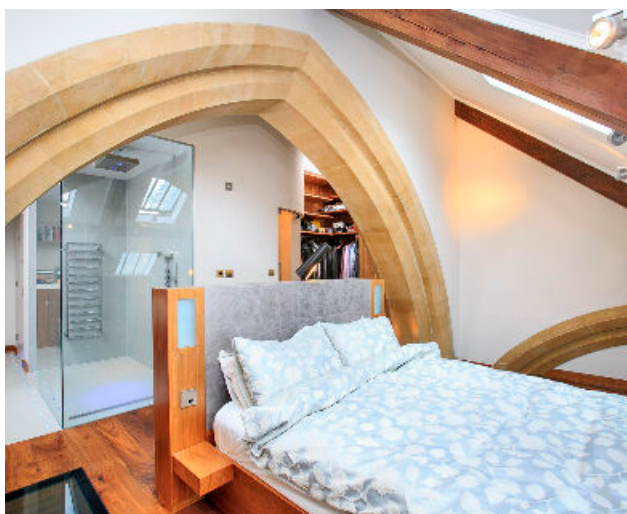


The dining and reception areas feature a range of handmade joinery and cabinetry from Vavona Joinery and are fully wired for the Bang & Olufsen audio system.

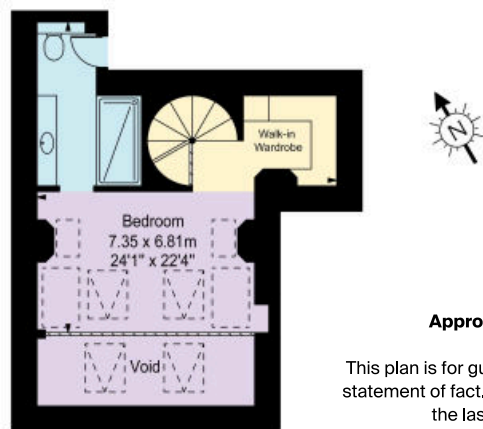
Adjoining the reception area is a double bedroom with built in wardrobes (also by Vavona) and an en suite bathroom with separate shower, heated mirror, underfloor heating and Aquavision TV installed above the bath. A cloakroom completes this floor.

Upstairs the apartment has a principal bedroom with large glass panels inserted into the floor to allow light to flow through the property, and it also benefits from a walk in dressing room and en suite shower room.

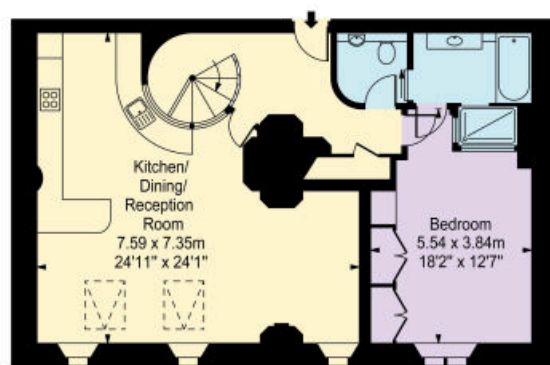
Externally the building has electric gates, a private off street parking space and is positioned opposite Old Deer Park and in close proximity to Richmond Station and Kew Gardens.



Fixtures and fittings: All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, many of the items were handmade as part of the design brief and may be available by separate negotiation.



First Floor



Ground Floor

Approximate Gross Internal Floor Area
121.01 sq m/1,303 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

Guide Price

Available on request

Tenure

Share of freehold: approximately 975 years remaining

Local authority

London Borough of Richmond upon Thames

Location

Kew Road is conveniently positioned within close proximity from Richmond station (0.5 mile), Richmond town centre and many of the area's attractions such as the River Thames (0.6 mile), Richmond Green (0.7 mile), Richmond Park (1.5 miles) with its 2500 acres of Royal parkland and Kew Gardens (0.3 mile).

Schools in the area include King's House School (0.9 mile), Marshgate Primary School (0.7 mile) and The Vineyard School (1.2 mile). Places of interest include Twickenham Stadium (2.4 miles) and Ham House (3.2 miles).

Transport

Local 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. Heathrow Airport is 8.4 miles away and can be reached easily by road, train or bus.

*All times and distances used 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 in 2015. Photographs and videos dated in 2015.

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