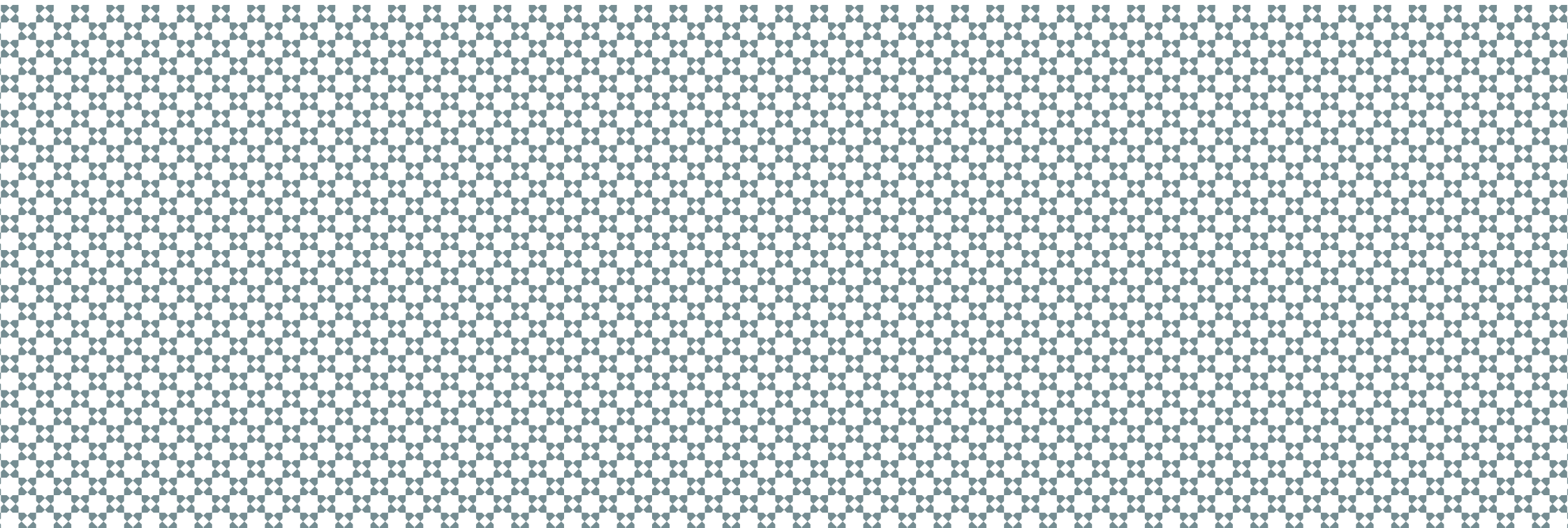




**Lock Road,  
Richmond  
TW10**











## A charming period property situated near to Ham Common.



Guide price: Available on request

Tenure: Freehold

Local authority: London Borough of Richmond upon Thames



This charming two bedroom mid-terraced period property is set in a sought-after location close to the delightful Ham Common.

Upon entering the property, there is an entrance hall providing access to a double reception room complete with bay window, hardwood floors and a wood burner.

At the rear of the house, there is a country-style kitchen/dining room featuring French doors which lead out to a south facing garden containing both a decked and lawn area.

Upstairs, there are two good-sized double bedrooms and a stylish family bathroom which benefits from a separate shower unit and a beautiful roll-top bath.

The property is being offered to the market with no onward chain.



The property is situated in an area with excellent access to a range of leisure options. The river and towpath, both located nearby, are ideal for walking or running, and Ham Polo Club is also in close proximity. Nearby Richmond Park is the largest Royal Park in London covering an area of 2,500 acres, and is home to two golf courses, riding stables and fishing.

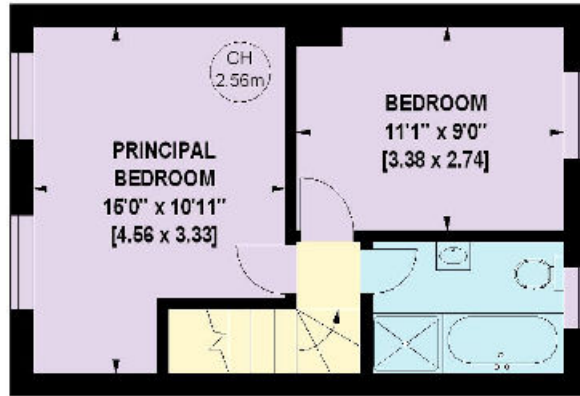
Nearby Richmond and Kingston town centres offer comprehensive facilities including numerous shops, bars and restaurants, cinemas and theatres.

Local schools are excellent and include Ofsted 'Outstanding' rated Grey Court School (0.24 miles), Fern Hill Primary School (0.89 miles) and Radnor House (0.91 miles).

Both Richmond and Kingston rail stations provide quick links into central London (Waterloo 20 minutes) with the underground District Line service also at Richmond. Heathrow is approximately 6.5 miles away.



*\*All timings and distances are approximate.*



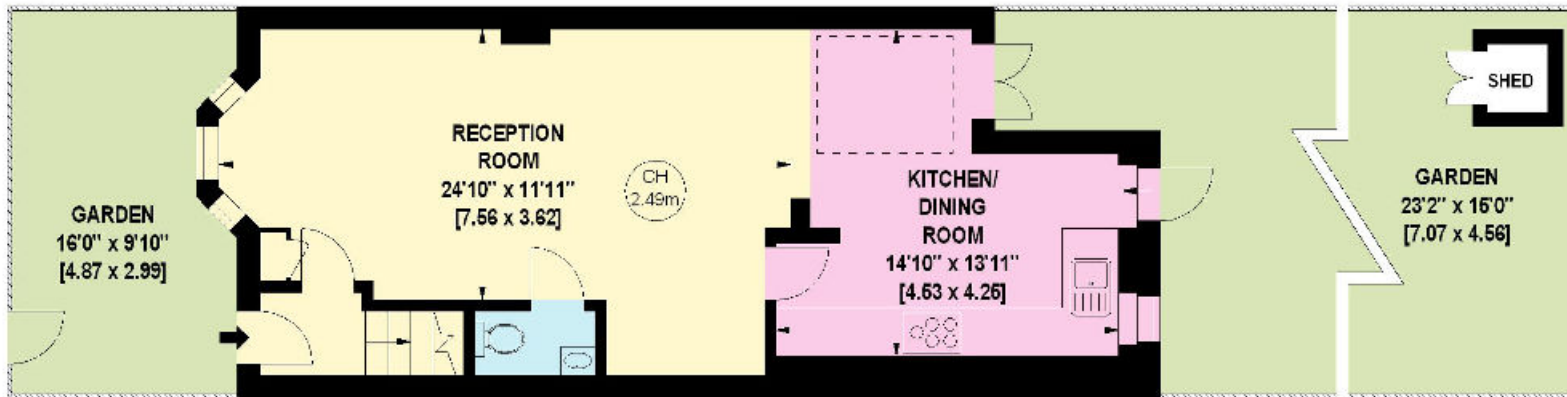
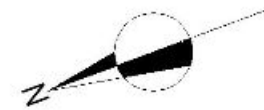
**FIRST FLOOR**

## Lock Road, TW10

Approximate Gross Internal Area: 81.47 Sq. metres  
877 Sq. feet

Approximate Gross Garden Area: 49.24 Sq. metres  
530 Sq. feet

Key :  
CH - Ceiling Height



**GROUND FLOOR**

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

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richmond@knightfrank.com



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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 August 2021. Photographs and videos dated August 2021.

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