



Albert Road, Richmond **TW10**

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# Albert Road, Richmond TW10

This superb two bedroom Victorian cottage is situated in the sought after Alberts, and is ideally positioned for access to Richmond Town Centre and Richmond Park.

Arranged over two floors, the light and well-balanced accommodation briefly comprises; a spacious double reception room, good sized kitchen, family bathroom, two double bedrooms and a very pretty south-facing rear garden.

The property further benefits from access to a large loft space and rear access via Albany Passage.



**Offers in excess of:** £1,000,000

**Tenure:** Freehold

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

**Council tax band:** E

## Location

Albert Road is conveniently located in close proximity to Richmond station (0.5 mile), Richmond Town Centre, and many of the area's attractions such as the River Thames, Richmond Green and Richmond Park's 2,500 acres of Royal parkland. Other places of interest include Kew Gardens, Twickenham Stadium and Ham House.

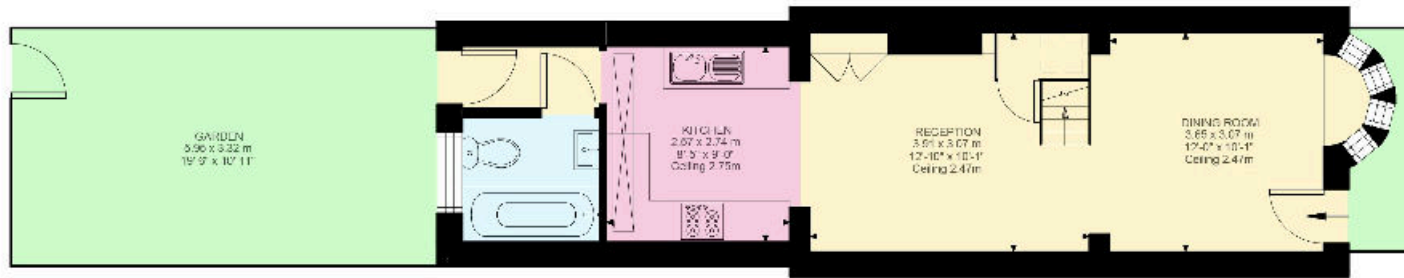
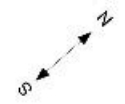
Local Ofsted rated 'Outstanding' schools include Marshgate Primary School (0.23 mile), Deer Park School (0.41 mile) and The Vineyard School (0.46 mile).

Local transport links include numerous bus routes to surrounding areas, plus fast and frequent trains to central London via both South West trains and London Underground's District Line. The property is well-placed for access to the A316/M3, M4 and M25 motorways. Heathrow Airport is located only 7.6 miles away.

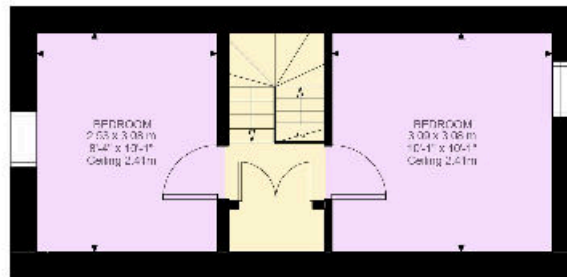
\*All distances are approximate.



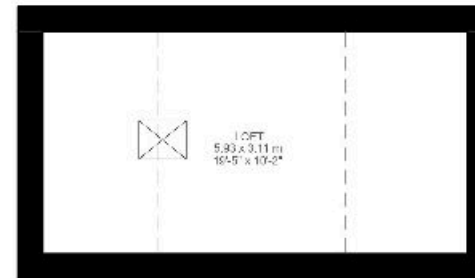
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor  
395 ft<sup>2</sup>



First Floor  
242 ft<sup>2</sup>



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**Albert Road, TW10**

Approximate Gross Internal Area

**59.20 SQ.M / 637 SQ.FT**

(EXCLUDING LOFT)

LOFT 18.44 SQ.M / 198 SQ.FT

**INCLUSIVE TOTAL AREA 77.64 SQ.M / 836 SQ.FT**



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 2022. Photographs and videos dated October 2022.

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