



Shaftesbury Road, Richmond TW9

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This exactly renovated two-bedroom apartment is a lesson in the negotiation of historic integrity and the desire for a high-quality contemporary finish on the first floor of a Victorian building.

Stepping into this delightful residence, you are greeted by a warm and inviting atmosphere with natural light flowing throughout. The apartment has undergone a complete transformation with a 'back to brick' refurbishment.



**Guide price:** £700,000

**Tenure:** Leasehold: approximately 964 years remaining

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

**Council tax band:** D



There is Engineered Oak flooring throughout the property and a clever storage solution along with utility space on the landing where the new Vaillant combi boiler is housed. The kitchen has fully integrated Bosch appliances, a bespoke cut quartz worktop and Corston Architectural Detail ironmongery setting it apart from the rest of the market. Another stand out feature of the apartment is the finishing within the bathroom including Villeroy and Boch bath tub, Lusso Stone sanitary wear and taps and further quartz surfaces.

The principal bedroom has ample space for freestanding wardrobes or the option to add fitted storage space whilst the second bedroom makes an ideal study and guest room. A true one off in recent times the apartment presents the new owners with a turnkey property and peace of mind.

## Location Description

Shaftesbury Road is an attractive road located close to Kew Gardens and Richmond town centre yet tucked away from main roads and traffic. A selection of popular and long established restaurants are located along Kew Road, just at the lower end of Shaftesbury Road, along with a convenience store.

Richmond town centre and station are less than 1/4 mile away and reachable via a direct main walking route. Many well known retailers, smaller boutique shops, restaurants, cafes and pubs occupy the high street and surrounding roads and lanes. Richmond station, with fast connections to London Waterloo via modern South Western Railway trains, plus District Line Underground and Overground services, is in the middle of the town centre, as is Richmond Green and the River Thames, with Richmond Park being around a mile away.

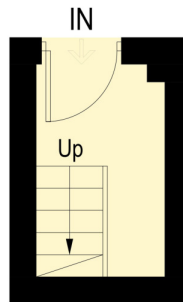
The area hosts a wealth of sporting and leisure facilities, with Pools on The Park providing indoor and outdoor family swimming, plus a gym and various other fitness pursuits. Old Deer Park which is at the end of Shaftesbury Road, offers cricket and tennis clubs plus other activities. Adjacent to Old Deer Park is also the famous Royal Mid Surrey golf Club.



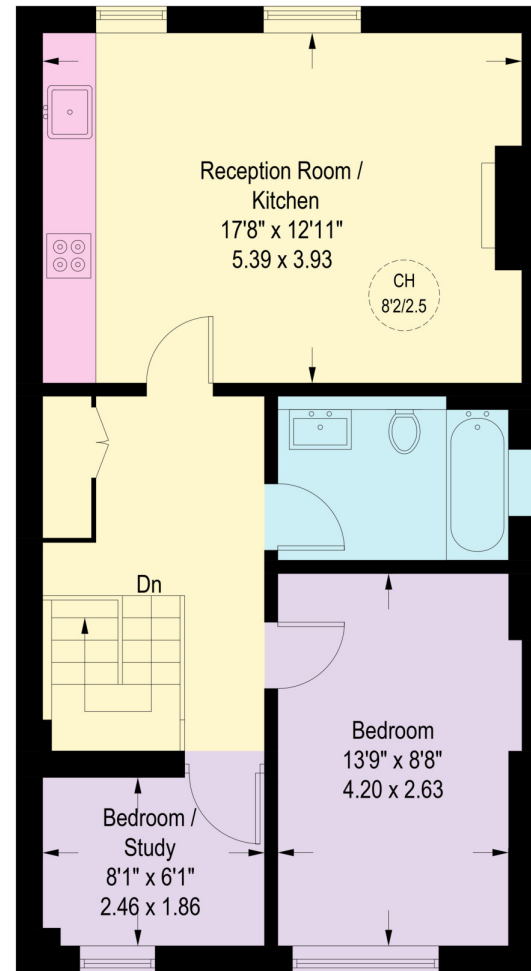
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**Approximate Gross Internal Floor Area**  
**58.5 sq m / 630 sq ft**

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.



**Ground Floor**



**First Floor**

**Knight Frank**  
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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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