



Pagoda Avenue, Richmond **TW9**

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An incredible opportunity to purchase a recently refurbished family house within the "Richmond Triangle".

This elegant Victorian family home set over three floors has been significantly developed by the current owners and has been extensively refurbished to create a remarkable home with state-of-the-art technology, incredible volume, space and natural light.



Guide price: £2,150,000

Tenure: Freehold

Local authority: London Borough of Richmond Upon Thames

Council tax band: G

Description

Upon entering the property, you are greeted by a double reception room, crittall glass doors allowing in an abundance of natural light and a contemporary fireplace with a wood burner making it a perfect place for entertaining family and friends. At the rear of the home there is a new kitchen from Kitchen Architecture in Putney including integrated appliances, a traditional contemporary fireplace, crittall doors into a light well and onto the rear garden providing plenty of natural light. The ground floor further benefits from underfloor heating throughout. The landscaped and walled garden provides an excellent mix of mature shrubs and plants with patio area that is ideal for summer entertaining.

The first floor comprises two generous double bedrooms with bespoke wardrobes, family bathroom and a further bedroom which is currently used as a home office. The principal bedroom is found on the second floor with bespoke wardrobe, further storage in the eaves and an en suite shower room. There is a further double bedroom with en suite shower room to complete this floor.





Location

Pagoda Avenue forms part of the "Richmond Triangle" which is a highly desirable location within close walking distance to Richmond town centre. The green spaces of Old Deer Park, Kew Gardens and Richmond Park are nearby.

Local transport links include numerous bus routes to surrounding areas, plus fast and frequent trains to central London from Richmond station 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.

*All times are approximate.



Approx. gross internal area
2315 Sq Ft. / 215.1 Sq M.

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.



Knight Frank
Richmond
23 Hill Street,
London
TW9 1SX
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Edward Adler
020 8939 2802
edward.adler@knightfrank.com



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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