



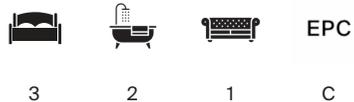
# PARK HOUSE

Richmond TW10



# INCREDIBLE PERIOD APARTMENT ON RICHMOND HILL

An incredible period apartment with its own entrance, huge volume throughout and flooded with natural light. This converted apartment, set atop Richmond Hill also benefits from fantastic views



Local Authority: London Borough of Richmond Upon Thames

Council Tax band: F

Tenure: Share of Freehold plus Leasehold, approximately 983 years remaining

Service charge: £5,400 per annum, reviewed annually, next review due 2027

**Guide price: £1,350,000**



## STUNNING VIEWS ACROSS THE TERRACE GARDENS & BEYOND

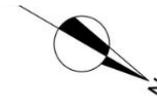
This spacious three bedroom raised ground floor apartment is situated on the brow of Richmond Hill with stunning views across the Terrace Gardens and beyond. This apartment has the benefit of its own front door which is a rarity in a period block.

The property comprises two large double bedrooms with a third bedroom that is being utilised as an office and guest room. There are two modern bathrooms within the apartment and a fully fitted kitchen all of which have been replaced by the current owner in their tenure. The stand out room within the apartment is the dual aspect reception room with incredible volume and light. There are two marble fireplaces and period features throughout this room, along with a bay window framing the stunning view.









**Raised Ground Floor**

Approximate Gross Internal Area = 127.5 sq m / 1372 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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

**Knight Frank Richmond**  
23 Hill Street  
Richmond TW9 1SX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2024. Photographs and videos dated September 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.