



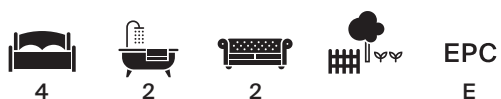
Church Terrace, Richmond TW10

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An elegant Georgian property presented in excellent condition throughout and situated in a central Richmond location.

The delightful property is arranged over four floors and measures in excess of 1,800 sq ft and provides a good balance between reception space and well-appointed bedrooms.

As you would expect with a fine Georgian townhouse, which is Grade II listed, there are numerous elegant features such as feature fireplaces, wood panelling and window shutters, as well as original, exposed beams in the kitchen.



Guide price: £2,350,000

Tenure: Available freehold

Local authority: London Borough of Richmond Upon Thames

Council tax band: G







The top floor works well for children or visiting guests with two double bedrooms and a bathroom.

The accommodation in brief is as follows: Entrance hall which leads to a double reception room with high ceilings and plenty of natural light. The rear of the house has been sympathetically extended with a state-of-the-art glass garden room to create more space and light and provides a magnificent view towards the garden. The lower ground floor has a bespoke Roundhouse designed kitchen with a full range of appliances, kitchen island and seating area, with adjacent wine store and cooler. To complete this floor there is a utility room, storage and separate entrance. Moving to the first floor there is a beautiful bedroom with French doors with a Juliette balcony providing lots of natural light, ornate ceiling cornicing and fitted wardrobes. Another bedroom, currently used as a first floor study follows and a bathroom. The top floor works well for children or visiting guests and has two further double bedrooms and a bathroom.

The garden to the rear is a real feature of this splendid property and measures close to 50ft approximately and is unusual for such a central location. There is a patio perfect for entertaining and relaxing in the warmer months as well as a lawned area surrounded by mature trees, shrubs and plants affording privacy and screening.

Location description

The house is in an excellent location with its close proximity to Richmond town centre and its good transport links, attractive high street, superb range of specialist shops, supermarkets, boutiques, coffee bars and restaurants. Local transport links include numerous bus routes to surrounding areas, plus fast and frequent trains to central London via both South West trains (Waterloo 19 minutes) and London Underground's District Line (West End 38 minutes). The property is also well placed for access to the A316/M3, M4 and M25 motorways. Schools in the area include King's House School (0.9 miles), Old Vicarage School (0.5 miles), Marshgate Primary School (1.1 miles), The Vineyard School (0.5 mile) and The German School (1.3 miles). Other places of interest include Richmond Park (0.8 mile), Kew Gardens (0.9 mile), Twickenham Stadium (2.0 miles) and Ham House (1.5 miles).



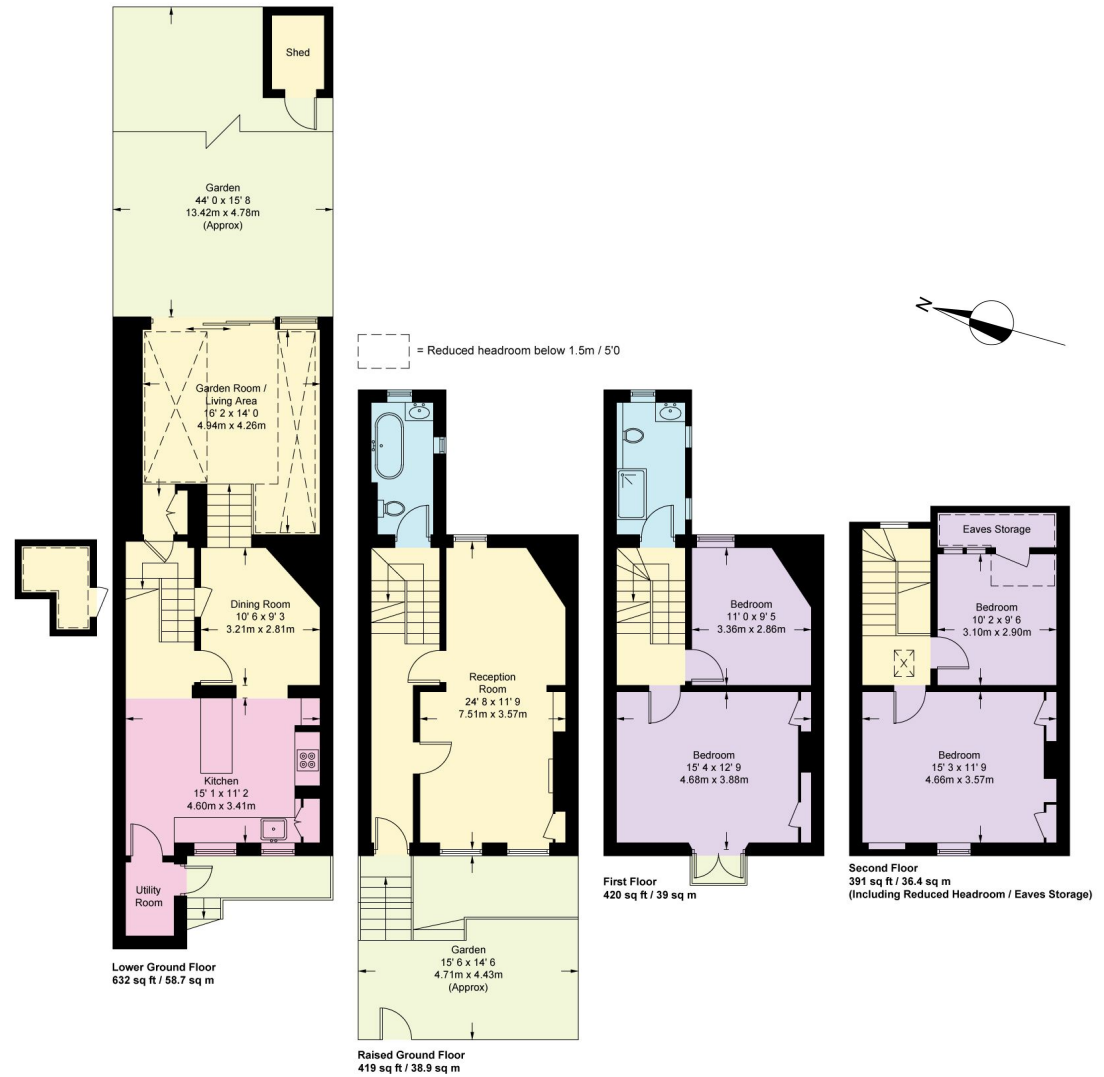
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Approximate Gross Internal Area = 1825 sq ft / 169.6 sq m
(Excluding Reduced Headroom / Eaves Storage / Shed)

Reduced Headroom / Eaves Storage = 37 sq ft / 3.4 sq m

Total = 1862 sq ft / 173 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.



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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 May 2024. Photographs and videos dated May 2024.

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