



The Vineyard, Richmond **TW10**



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This three bedroom maisonette forms part of a beautiful period building on a sought-after residential road on Richmond Hill.

Arranged over the top two floors and spanning 1,399 sq ft, the beautifully presented accommodation briefly comprises an entrance hall, family bathroom, a stunning open plan kitchen/reception room complete with a breakfast bar, bespoke cabinetry and Crittall doors.

Upstairs there is a stunning principal bedroom complete with a roll top bath and two further bedrooms with built-in wardrobes.

The property further benefits from access to a private front garden.



Guide price: £1,300,000

Tenure: Share of freehold plus leasehold, approximately 140 years remaining

Local authority: London Borough of Richmond Upon Thames

Council tax band: F

Location

The Vineyard is a very sought-after location on the lower slopes of Richmond Hill within reach of the vibrant and excellent facilities of Richmond town, including bars, restaurants and shops. The 2,500 acres of Richmond Park are also within reach as is the river and its towpath.

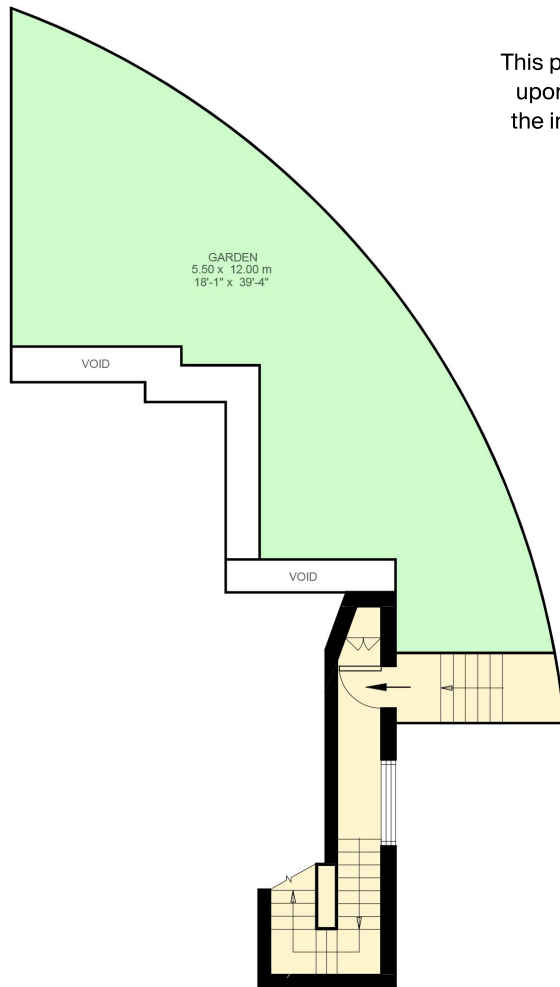
The Richmond Borough is renowned for the first class schooling opportunities locally and many of these are also within walking distance. Schools include The Vineyard School, King's House School, Marshgate Primary School and Rainbow Nursery School.

Richmond Station provides a quick link into central London via both Underground (District Line) and overground (Waterloo 19 minutes) and Heathrow is approximately 7.6 miles away.

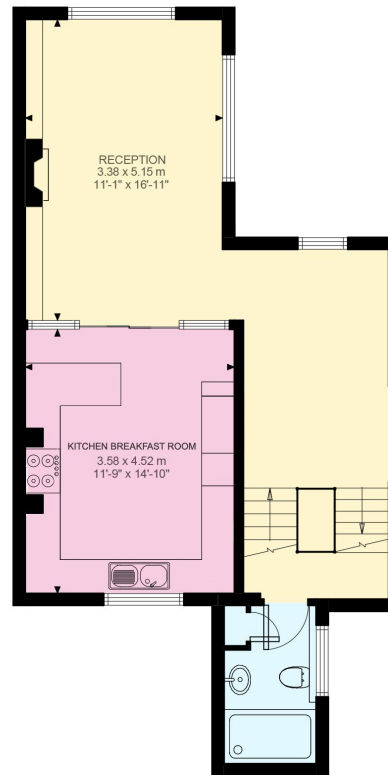
*All times and distance are approximate.



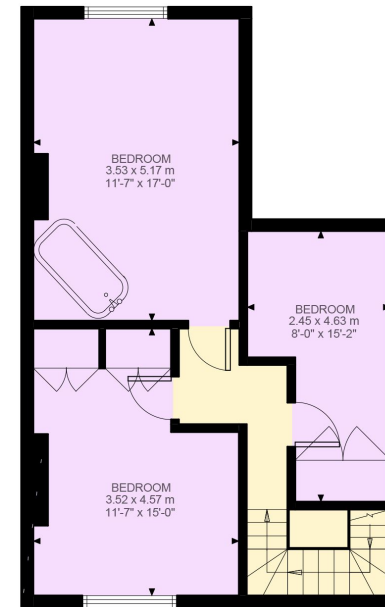
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

The Vineyard, TW10

Approximate Gross Internal Area

112.10 SQ.M / 1207 SQ.FT

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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 January 2023. Photographs and videos dated June 2015.

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