



Warrington Road, Richmond TW10

---





# Warrington Road, Richmond TW10

A beautifully presented four bedroom, two bathroom property which is arranged over three floors and has two private outside spaces. The property has been thoughtfully and stylishly decorated and is enhanced by the period features which have been retained. The property has wooden flooring, a neutral decor and a contemporary finish throughout.



**Guide price:** £1,850,000

**Tenure:** Available freehold

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

**Council tax band:** G



## Location Description

The property is situated in a prime Richmond location and is only moments from the area's vibrant activity and attractive riverside amenities, famous Green, theatre, numerous shops, bars and restaurants. There are numerous Ofsted 'Outstanding' rated schools in the area as well as many celebrated independent schools. Further venues of interest include Marble Hill House, Ham House and Garden and Royal Botanic Gardens, Kew. Richmond Park and its 2,500 acres is less than a mile away.

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 well placed for access to the A316/M3, M4 and M25 motorways. Heathrow Airport is only 6.8 miles away.

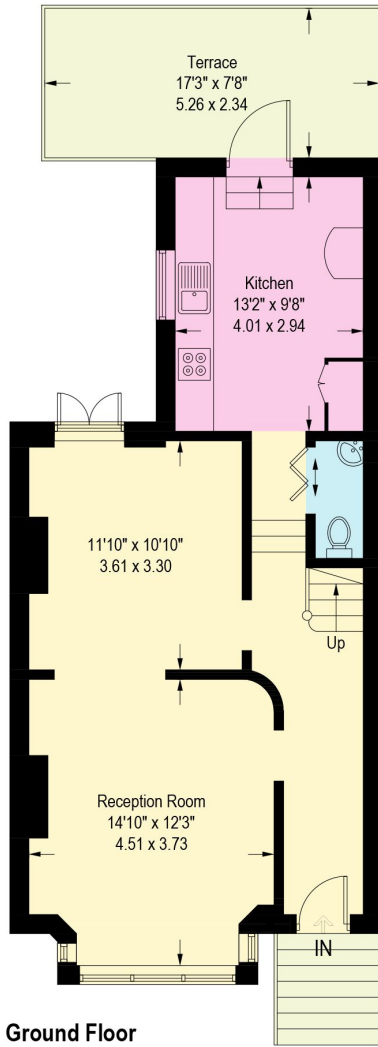
•All distances and times are approximate.



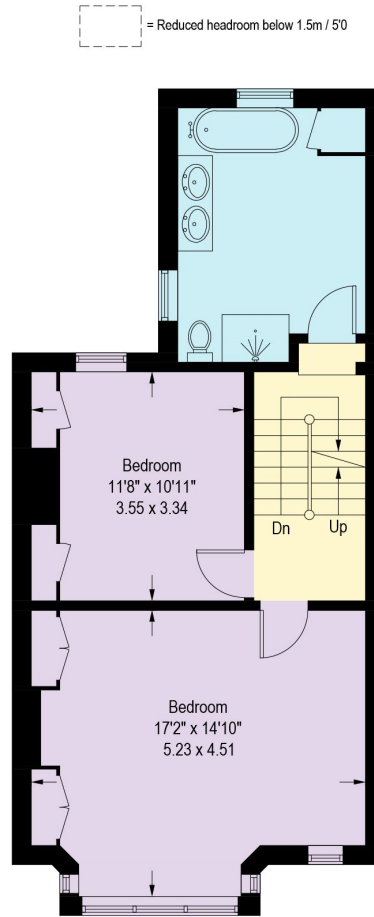


# Warrington Road, TW10

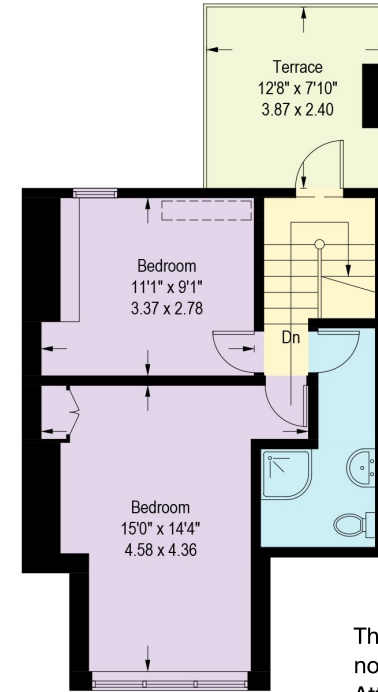
Approximate Gross Internal Area = 1514 sq ft / 140.7 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 5 sq ft / 0.5 sq m  
 Total = 1519 sq ft / 141.2 sq m



Ground Floor



First Floor



Second Floor

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](http://knightfrank.co.uk)

We would be delighted to tell you more  
 Liam Doyle  
 020 8939 2809  
[liam.doyle@knightfrank.com](mailto:liam.doyle@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.  
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 April 2024. Photographs and videos dated April 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.