



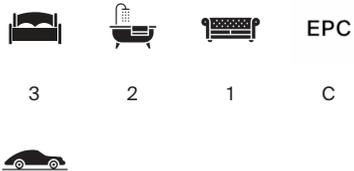
# BLADE HOUSE

Richmond TW10



# EXCEPTIONAL APARTMENT WITH DIRECT RIVER VIEWS

A rare opportunity to acquire an exceptional apartment with  
stunning river views from above the towpath.



Local Authority: London Borough of Richmond Upon Thames

Council Tax band:: H

Tenure: Share of Freehold

Service charge: £12,844..12 per annum, reviewed every one year, next review due 2026

Guide Price: £3,250,000



## SPECTACULAR VIEWS OVER THE RIVER THAMES

The property comprises a large open plan reception room, three bedrooms, two bathrooms, and an incredible wrap-around terrace, plus private secure parking. On arriving at the property, you are instantly impressed by the natural light and wrap-around southwest-facing terrace which looks directly over the River Thames. The entrance hall includes built-in cupboards with double doors leading into the open plan spacious reception room with dining area and shaker-style kitchen with built-in neff appliances. Floor to ceiling height sliding doors in each room open onto the surrounding balcony terrace where you can relax and enjoy magnificent views of the River Thames upstream to Petersham Meadows and downstream to Richmond Bridge.







## BEAUTIFULLY DESIGNED TERRACE

The terrace is beautifully designed and planted. It is the perfect place for entertaining family and friends. The towpath below provides a short stroll along the river into the centre of Richmond, or upstream to parks and meadows.

The area is abundant with a range of attractions, sport and leisure opportunities for families to enjoy. Richmond Park is one of London's eight Royal Parks and covers 2,500 acres. The park has protected status as an important habitat for wildlife and is a National Nature Reserve. The park is also a venue for a range of activities including fishing, rugby, golf and horse riding.



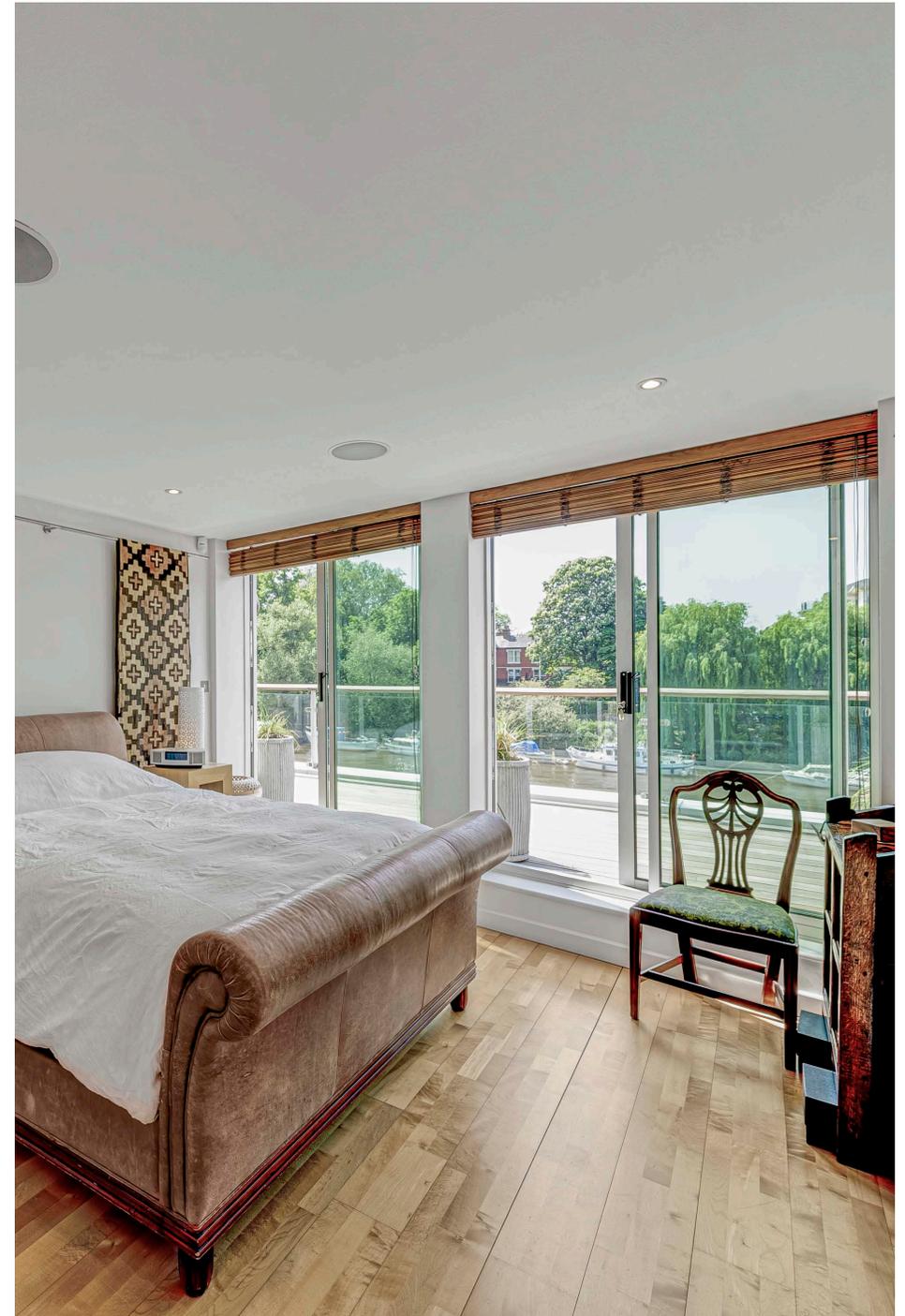
## LOCATION

The property is moments away from the numerous facilities found in the town centre including bars, restaurants, cinema and theatres.

Schools in the area include King's House School, Old Vicarage School, Marshgate Primary School and The Vineyard School.

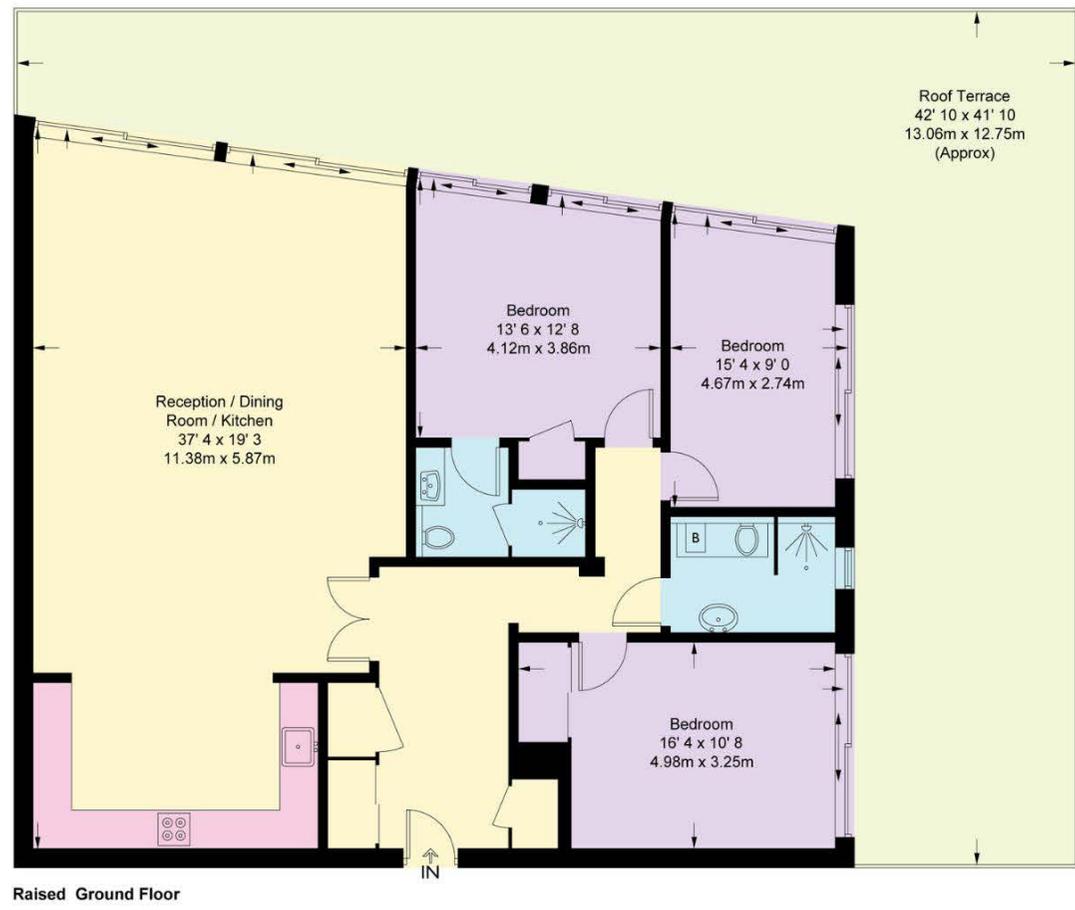
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Local transport links include numerous bus routes to surrounding areas, plus fast and frequent trains to central London via both South West trains (Waterloo 19 minutes) and London Underground's District Line (West End 38 minutes). The property is well placed for access to the A316/M3, M4 and M25 motorways, and is situated 6.8 miles from Heathrow airport.









Approximate Gross Internal Area = 134.9 sq m / 1452 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.

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