



CHURCH ROAD

Richmond TW9



# BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT

A beautifully presented two bedroom apartment set within an elegant Victorian conversion, perfectly positioned for the amenities of Richmond Town Centre and moments from Richmond Station.

			EPC
2	2	1	C

Local Authority: London Borough of Richmond Upon Thames

Council Tax band: D

Tenure: Leasehold, approximately 114 years remaining

Ground rent: £378 per annum

Service charge: £2,300 per annum, reviewed annually, next review due 2026

**Guide price: £700,000**



## LOCATED ON THE SLOPES OF RICHMOND HILL

Entering the home through its own front door, without passing through shared hallways, the property offers well balanced accommodation throughout.

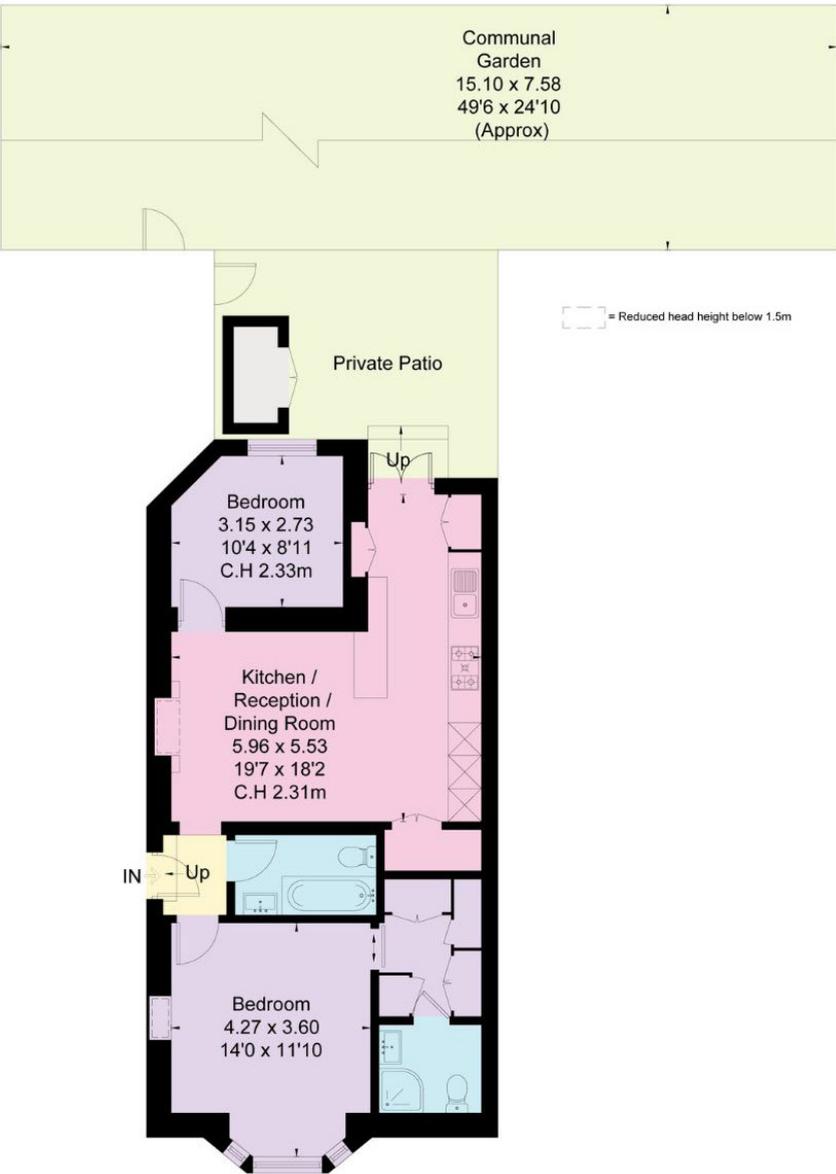
The inviting entrance hall leads into a contemporary open plan kitchen and reception room, designed for modern living and entertaining. The principal bedroom features a stylish dressing area with bespoke built in wardrobes, offering elegant, tailored storage and a sleek integrated finish. This is complemented by an en suite shower room, along with a further generous double bedroom and a beautifully appointed family bathroom.

A particular highlight is the private garden space, providing an attractive and practical outdoor area ideal for al fresco dining and summer gatherings.









Approximate Gross Internal Area = 68.6 sq m / 739 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.

**William Brown**  
020 8939 2808  
william.brown@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 March 2026. Photographs and videos dated March 2026. 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.