



# THE OLD COURT HOUSE

Richmond TW9



# GRADE II\* LISTED QUEEN ANNE PROPERTY

A once in a lifetime opportunity to acquire one of the finest houses on Richmond Green. The house is being sold with a new Crown lease of 150 years.



7 4 7 D

Local Authority: London Borough of Richmond Upon Thames

Council Tax band: H

Tenure: Leasehold, approximately 147 years remaining

Service charge: £1,589.54 per annum, reviewed annually, next review due 2027

Ground rent: Peppercorn

Guide price: £8,495,000



## PROVIDING SPACIOUS & ELEGANT ACCOMODATION

The Old Court House is a Grade II\* listed Queen Anne property, built between 1705 and 1707. The house is being sold with a new Crown lease of 150 years. Also, the property has Planning & Listed Building Consents for works.

In addition to The Old Court House there is the self-contained The Old Court House Cottage which measures 1,021 sq. ft and provides a large reception room, fitted kitchen with access to the garden, bedroom and bathroom.

The main house is arranged over four principal floors and provides spacious and elegant accommodation. Throughout the property there are numerous period features usually found in a property of this age and type. The Adam style door case, elegant staircases and the large box sash windows, with window seats, are just a few of







## MAJESTIC PERIOD FEATURES

On arriving at the house you are instantly impressed with the period grandeur and its historical positioning, with one of the boundaries forming part of the Richmond Palace arch, which leads down to the historic Old Palace Yard.

There is a delightful panelled entrance hallway, with stone tiled floor and high ceilings. Two exquisite rooms fall either side of the hallway, one of them being an incredible bay fronted dining room with feature fireplace, high ceilings and stripped wood floors. The reception room on the other side is equally as impressive with views over The Green.

To the rear of the ground floor there is a fully fitted kitchen with an array of built-in appliances and a kitchen island. A utility room and cloak room complete this floor.

The first floor provides the elegant drawing room which measures over 25 ft wide approximately and is the perfect room to entertain family and friends. This is followed by an additional reception room or bedroom, depending on how the new owners wish to arrange the accommodation and the main bedroom and a bathroom.





## LOCATION

The Old Court House is positioned within the heart of Richmond overlooking Richmond Green, which has been described as "one of the most beautiful urban greens surviving anywhere in England".

The Old Court House and The Old Court House Cottage are only moments from the fabulous amenities of Richmond including, The Orange Tree and Richmond Theatre, numerous bars, restaurants, fabulous shops, boutiques and the two cinemas. Richmond has an abundance of excellent schools and many are within walking distance from the house including Marshgate, Kings House, Thomas College, The Vineyard and The Old Vicarage.





Approximate Gross Internal Area = 646.4 sq m / 6957 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)



**Edward Adler**

020 8939 2802

[edward.adler@knightfrank.com](mailto:edward.adler@knightfrank.com)

**Knight Frank Richmond**

23 hill Street

Richmond, TW9 1SX

[knightfrank.co.uk](http://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 <Particularsdate>. Photographs and videos dated <Photodate>. 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.

