



AN ELEGANT GRADE II LISTED GEORGIAN RIVERSIDE FAMILY HOME WITH GARAGING

VARSITY ROW
THAMES BANK SW14 7SA

Guide £1,750,000 Freehold

savills

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Entrance hall ♦ Reception room ♦ Kitchen/dining room ♦ 4 bedrooms (2 with en suite shower rooms) ♦ Family bathroom ♦ River-facing paved garden ♦ Garage with office/studio ♦ EPC rating = Listed Building

Situation

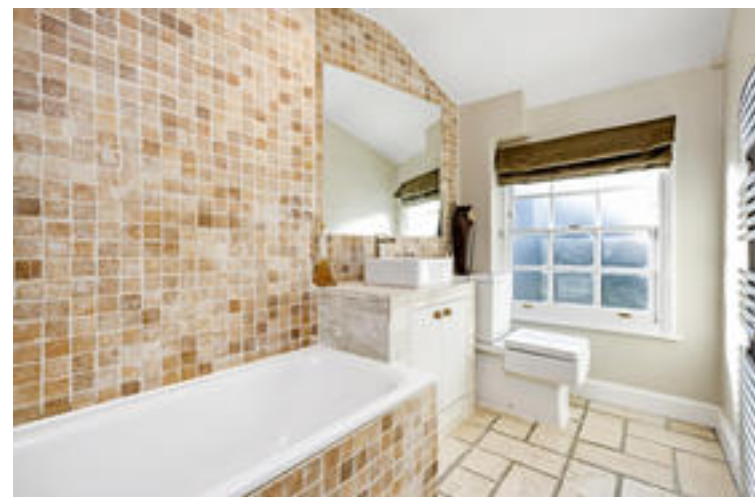
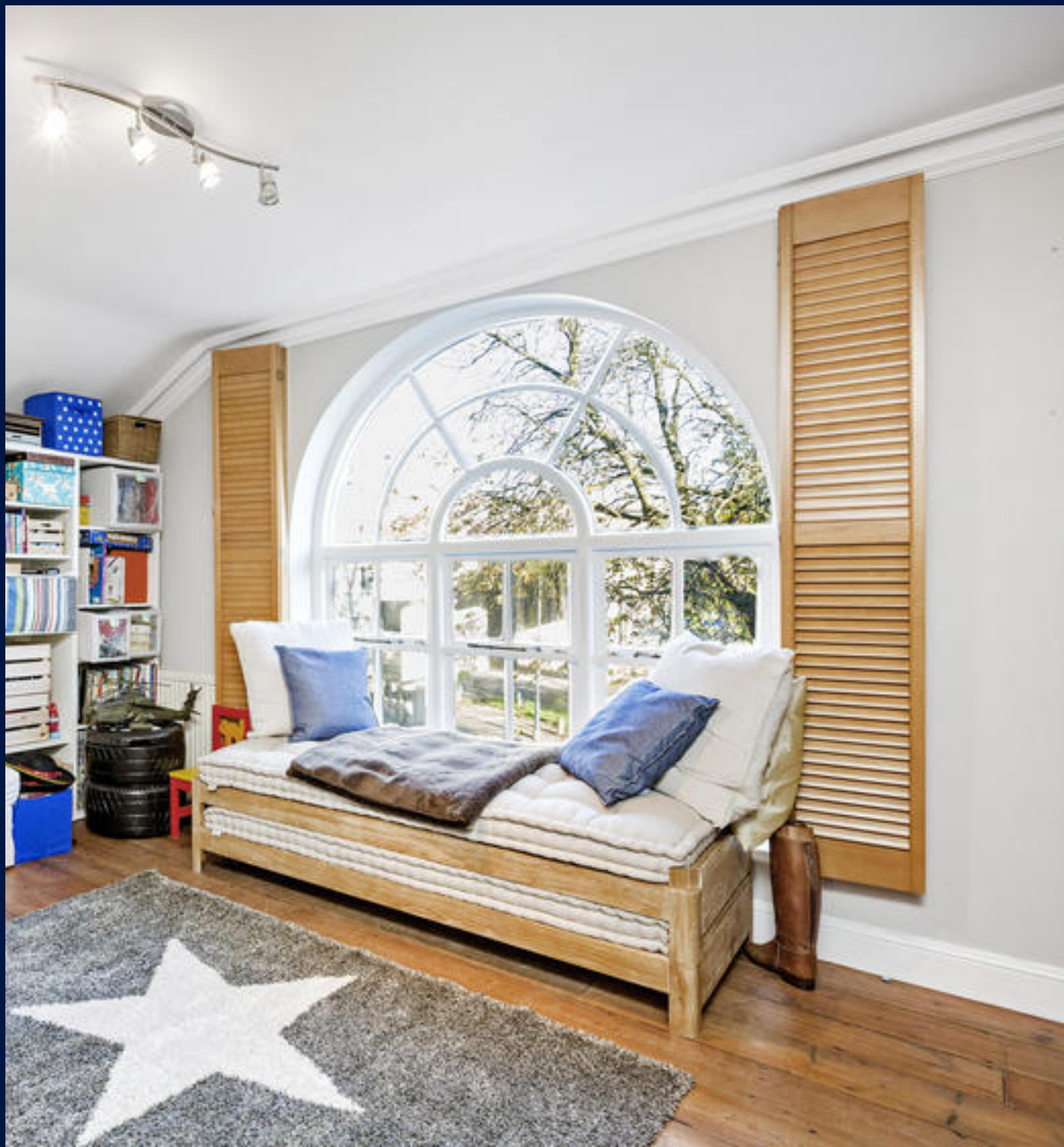
The property is located in a conservation area towards the Chiswick Bridge end of Thames Bank, opposite the finish line for the Oxford/Cambridge boat race. For the commuter Mortlake station provides a fast and frequent service to Clapham Junction and Waterloo. There are frequent bus services to Hammersmith and Richmond where there are underground stations. For those who drive there is access via Chiswick Bridge to the M4 (Heathrow) to the West and Central London to the East.

For shopping East Sheen provides a varied selection of shops and restaurants, whilst Barnes Village provides an interesting variety of boutique and shopping facilities, restaurants, a farmers market every Saturday and a delightful duck pond and common. There are excellent recreational facilities in the area comprising: riding and walking in Richmond Park, pleasant riverside walks along the Thames towpath (Kew Gardens is approximately a 1.5 mile walk away) and polo at Ham Polo Club. Sports clubs nearby include The Riverside Health & Racquets Club, Roko, The Bank of England Sports Grounds and The Roehampton Club boasting the closest 18 hole golf course to Central London.

Description

This elegant and beautifully presented Grade II listed Georgian family home dating from circa 1723 is situated on the edge of an exclusive gated community. The well-proportioned accommodation is arranged over 3 floors and features high ceilings throughout the ground floor. The accommodation comprises to the ground floor: entrance hall, kitchen/dining room and a large reception room with doors opening onto the garden. On the first floor there is a bedroom with en suite shower room and a large feature window overlooking the river, two further bedrooms and a family bathroom. To the second floor there is large master bedroom suite with shower room, dressing room and a terrace overlooking the river. Outside is a paved garden facing towards the river and is opposite the Oxford/Cambridge boat race finish line. There is also the added benefit of a garage with a useful office/studio above, which is situated within the gated development.





Varsity Row

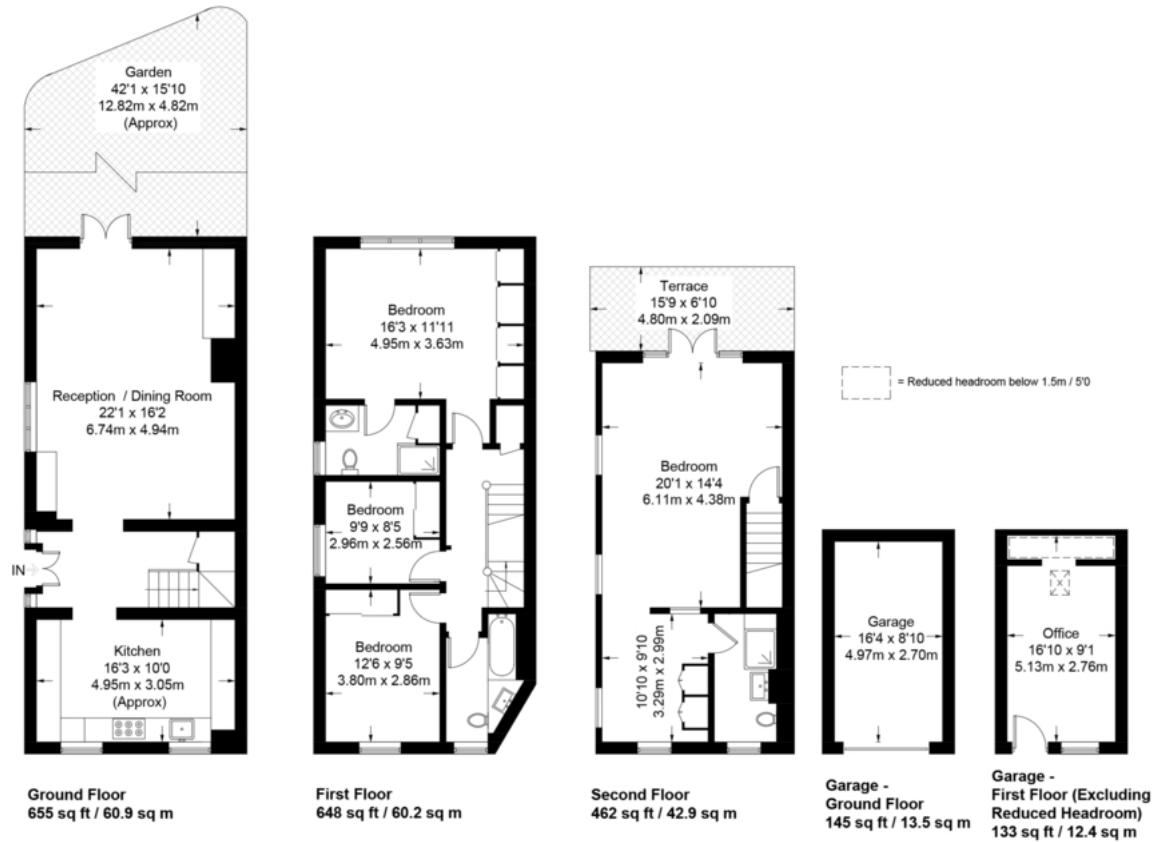
Approximate Gross Internal Area

1765 sq ft / 164 sq m

Garage / Office (Excluding Reduced Headroom) = 278 sq ft / 25.9 sq m

Reduced Headroom = 17 sq ft / 1.6 sq m

Total = 2060 sq ft / 191.5 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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