



## A FIRST FLOOR 2 BEDROOM APARTMENT WITH GARAGING

GLOUCESTER HOUSE, COURTLANDS TW10 5BB

Leasehold (951 years remaining)

savills

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**Leasehold (951 years remaining)**

Reception/dining room ♦ Galley kitchen ♦ Family bathroom ♦  
Balcony with views overlooking fields ♦ Garage ♦ EPC rating =  
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### Situation

Courtlands is situated on Sheen Road close to the junction with Queens Road and approximately half a mile from Richmond town centre. The excellent facilities offered by the historic town of Richmond are approximately 0.7 miles away, featuring charming paved courtyards and lanes with an eclectic selection of boutiques and bars complimenting most of the well known high street retailers on George Street. The River Thames provides an appealing backdrop and also an opportunity for rowing and cruising or simply following the tow path on foot.

There are many excellent schools in the general vicinity including The Old Vicarage, St Paul's, Tower House, Ibstock Place School, The German and Swedish Schools, Colet Court and The Kings School. The area also boasts numerous leisure and sporting facilities including Ham Polo Club, The Roehampton Club, The Bank of England Sports Ground, Sheen Tennis and Squash Club and a host of golf courses, including The Royal Mid Surrey Golf Club and Richmond Golf Club. The 2,300 acres of Richmond Park also allow many pursuits such as walking, running and riding.

### Description

This first floor apartment of 960 sq ft features a reception/dining room with a south-facing balcony overlooking the fields, a separate galley kitchen with doors that open into the reception room, two double bedrooms, a family bathroom and a separate W.C.

The flat has direct access to the well-maintained communal gardens, lake, terrace and has the added benefit of a gated and locked garage. There is also substantial storage in the hallway and bedrooms, and the flat further benefits from the newly-built lift access. There is a caretaker on-site 24 hours a day.

There are 951 years remaining for the flat and garaging.

### Local Authority:

London Borough of Richmond upon Thames

### Viewing:

Strictly by appointment with Savills

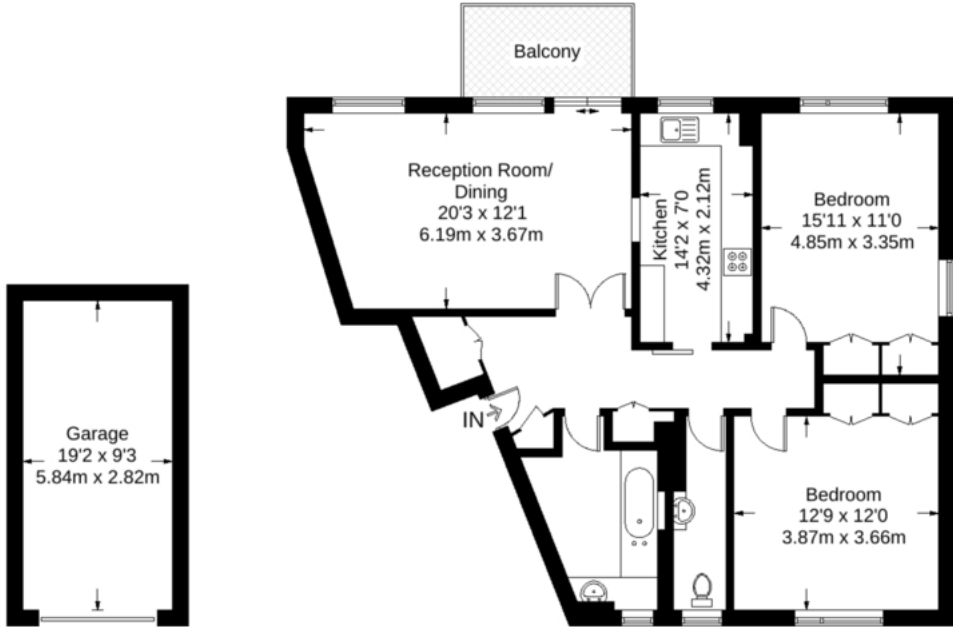






# Gloucester House

Total Area (Including Garage) = 1141 sq ft / 106 sq m  
 Approximate Gross Internal Area = 960 sq ft / 89.2 sq m  
 Garage = 181 sq ft / 16.8 sq m



Ground Floor  
 181 sq ft / 16.8 sq m

First Floor  
 960 sq ft / 89.2 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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