



An extended and remodeled house presented in excellent condition.

**Lower Richmond Road, TW9**

Guide Price £1,250,000 Freehold

savills







Stylishly presented • Five bedrooms • Off street parking •  
Generous eaves storage • South facing garden

#### Local Information

North Sheen Station is station is approximately 0.5 miles away and provides a fast and frequent service to Clapham Junction and Waterloo. Richmond Station with Overground and Underground services is approximately 0.5 miles away. 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. Close by are a range of fantastic schools, most notably Thomson House. The banks of the river Thames are approximately 0.5 miles away.

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. Richmond and Chiswick offer further popular local amenities.

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 0.7 mile walk away) and polo at Ham Polo Club. Sports clubs nearby include The Riverside Health & Racquets Club, Roko, The Roehampton Club boasting the closest 18 hole golf course to Central London.

#### About this property

This wonderful home has been extended and cleverly remodeled by the current owners to provide a substantial five bedroom home finished to exacting standards. the house also benefits from off street parking and a south facing garden.

The attention to detail is evident upon entering the house with bespoke wooden flooring on the ground floor. To the left is a reception room and to the right a utility room and cloakroom. The back is open offering a stylish kitchen family room with zones providing ample space for seating and dining. Sliding doors lead onto the garden. The first floor offers four bedrooms and a generous family bathroom. The second floor offers a sumptuous principal suite with a beautiful bathroom.

#### Tenure

Freehold

#### Local Authority

Richmond

#### Council Tax

Band = D

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills East Sheen Office.  
Telephone:  
+44 (0) 20 8018 7777.











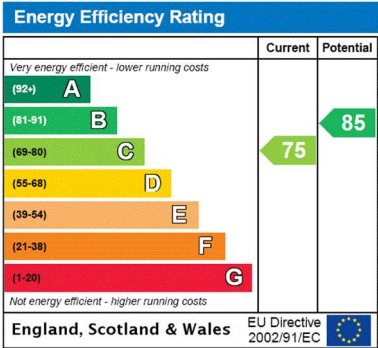
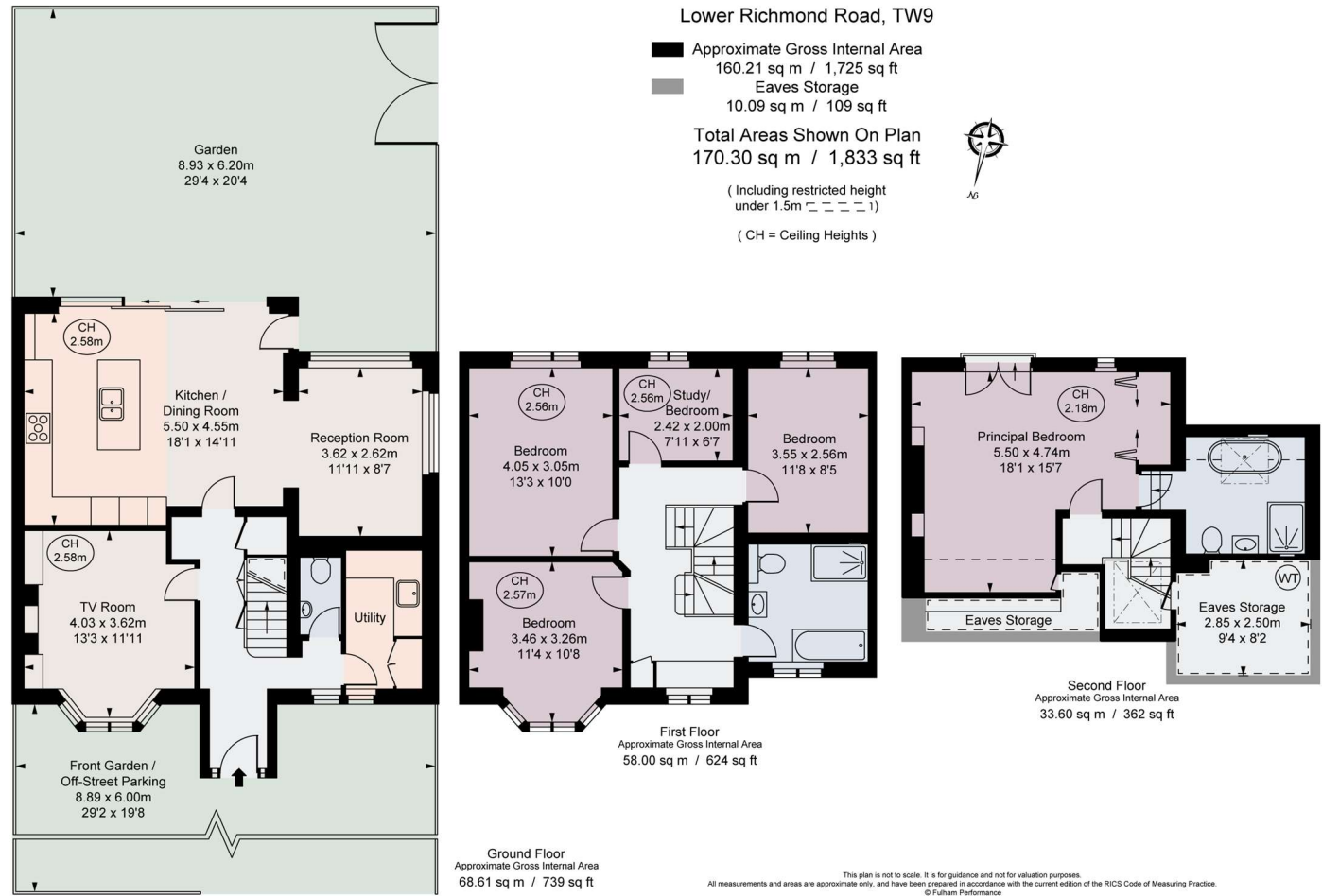






Lower Richmond Road, TW9  
Gross Internal Area 1833 sq ft, 170.3 m²

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