



A spacious and well-presented five bedroom house with off-street parking.

**Rothesay Avenue, Richmond, Surrey, TW10**

Freehold





## Over 2000 sq ft • 5 bedrooms • 50' west-facing garden • Off-street parking • Detached garden office

### Local Information

The excellent facilities offered by East Sheen are 0.7 miles away from Rothesay Avenue, and 1.4 miles away from the historic town of Richmond,\* 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.

The property is also conveniently located for Central London with Mayfair seven and a half miles away.\* A further advantage of this property is that it is perfectly situated for international travel being nine miles from Heathrow.\*

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 (643 metres from the property\*) 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.

[www.walkit.com](http://www.walkit.com)

### About this property

A spacious and well-presented 5 bedroom semi-detached family house providing over 2,000 sq ft of accommodation with a 50' west-facing garden and off street parking.

The accommodation comprises; entrance hall, reception room, large kitchen/dining/reception room, utility room, w.c., five bedrooms, bathroom and shower room. This property also benefits from a detached home office in the garden and a covered BBQ/outside dining area.

### Tenure

Freehold

### Local Authority

London Borough of Richmond upon Thames

### Energy Performance

EPC Rating = D

### Viewing

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







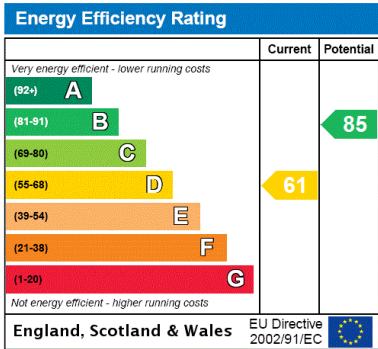


Rothesay Avenue

Approximate Gross Internal Area = 2057 sq ft / 191.1 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 89 sq ft / 8.3 sq m  
Study = 92 sq ft / 8.6 sq m  
Total = 2238 sq ft / 208 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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