



# An impressive and well-presented family home situated between Richmond Green and the River Thames

**Old Palace Lane, Richmond, Surrey, TW9**

£6,500 pcm plus fees apply, Unfurnished  
Available from 10.07.2021





- Study with balcony
- Private landscaped garden
- Off street parking
- Three reception rooms
- Close to Richmond Green

#### About this property

Upon entry, this beautiful home offers a light and spacious double reception room, along with a study and access to a balcony.

The open plan kitchen complete with Miele appliances and further living space are found on the lower ground floor which leads out to the landscaped garden.

Additionally, on the lower ground floor there is a double bedroom with en suite bathroom which has separate front access.

There are three double bedrooms on the first and second floor with one en suite and a large family bathroom.

The property further benefits from a separate utility room, plenty of built in storage and off street parking.

#### Local Information

The house is superbly situated in this enchanting road that leads from picturesque and historic Richmond Green down to a particularly scenic stretch of the River Thames.

Just the other side of The Green and within just a few hundred yards Richmond town provides a sophisticated selection of shops and boutiques, yet manages to retain its charming village atmosphere.

Richmond train station is also close at hand and provides a rapid overland service into London Waterloo, as well as the District Line tube and overland to Stratford, via north London. Local schools enjoy an excellent reputation and are amongst the best in the country

#### Furnishing

Unfurnished

#### Local Authority

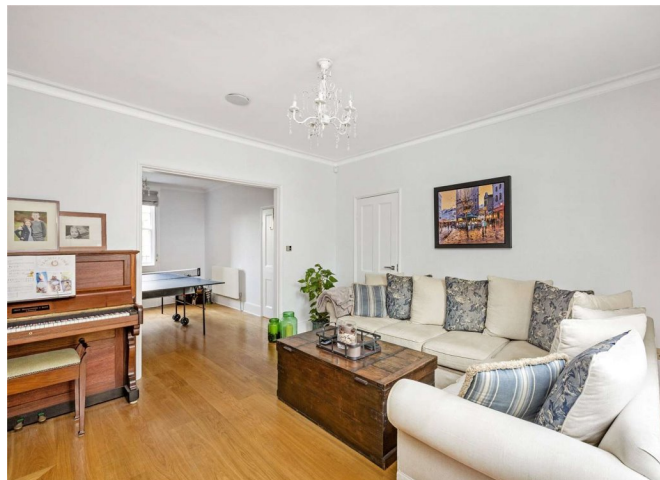
London Borough of Richmond upon Thames  
Council Tax Band = H

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Richmond Lettings Office. Telephone: +44 (0) 20 8614 9114.









Old Palace Lane, Richmond, Surrey, TW9  
Gross Internal Area 2506 sq ft, 232.8 m²

Sophie Candlin  
Richmond Lettings  
+44 (0) 20 8614 9114  
sophie.candlin@savills.com

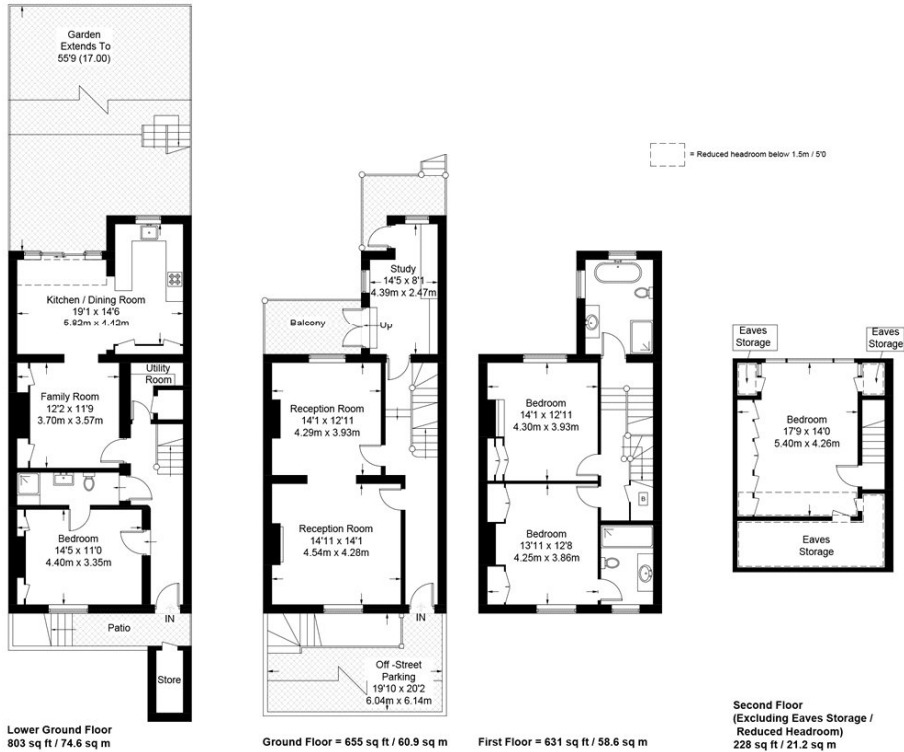


savills

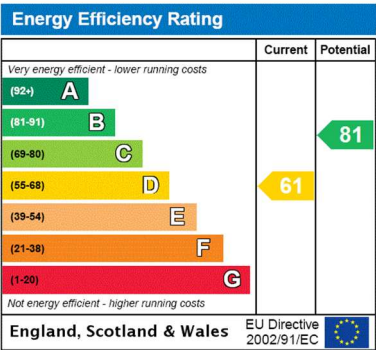
savills.co.uk

Old Palace Lane

Approximate Gross Internal Area  
(Excluding Eaves Storage / Reduced Headroom ) = 2317 sq ft / 215.3 sq m  
Eaves Storage / Reduced Headroom = 166 sq ft / 15.4 sq m  
Store = 23 sq ft / 2.1 sq m  
Total = 2506 sq ft / 232.8 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.



**Important notice** Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
Hard copy available on request. . 20210412RBGN

