



AN EXCEPTIONAL TOWN HOUSE WITH STUNNING PARK VIEWS.

KING GEORGE SQUARE
RICHMOND, SURREY, TW10 6LF

Unfurnished, £5,100 pcm + fees and other charges apply.*

Available from 01/07/2019



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£5,100 pcm Unfurnished

- 2 Reception rooms • 5 Bedrooms • 4 Bathrooms • Garden • Garage • Awaiting EPC • EPC Rating = To be confirmed • Council Tax = H

Situation

King George Square is enviably situated abutting Royal Richmond Park, whilst being within just a few hundred yards of the local shops at Friars Stile Road - that cater very well for day to day needs and provide a charming village atmosphere. Richmond town centre is within a mile and has a sophisticated selection of shops, boutiques and restaurants. Richmond train station (also within a mile) provides a rapid and direct line 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 considered to be amongst the best in the country.

Description

A beautifully presented four storey town house backing onto Richmond Park with a gate community on Richmond Hill. The property has wooden flooring to all principal rooms. On the ground floor you will find the modern fitted open plan kitchen/diner with further formal dining room and two sets of French doors to the private rear garden. There is also a large utility room, storage under the stairs currently used as a pantry and further storage which creates an interesting route through to the integral garage. The first floor accommodation consists of a further bright and spacious reception room also with wooden floors and views over Richmond Park, a large master bedroom with built in wardrobes and ensuite bathroom and a further bedroom with ensuite shower room.

On the second floor of the property are two further large master bedrooms, one ensuite with built in wardrobes and a further modern family bathroom. The second bedroom on this floor also provides access to a converted loft room on the top floor which also gives access to ample storage.

Viewing

Strictly by appointment with Savills.



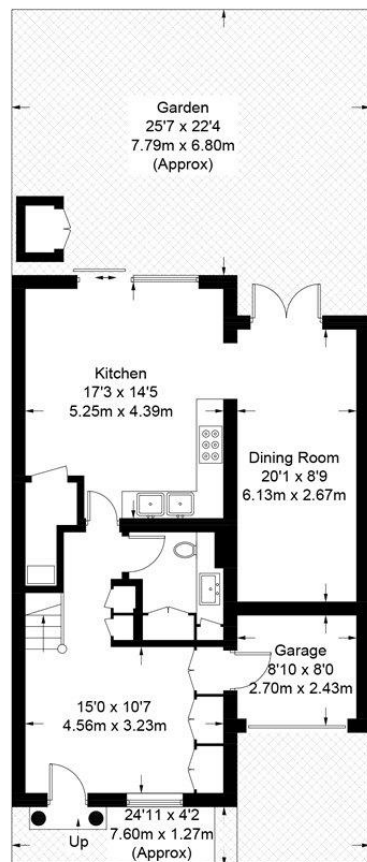
King George Square

Approximate Gross Internal Area = 2083 sq ft / 193.5 sq m (Excluding Reduced Headroom)

Reduced Headroom = 202 sq ft / 18.8 sq m

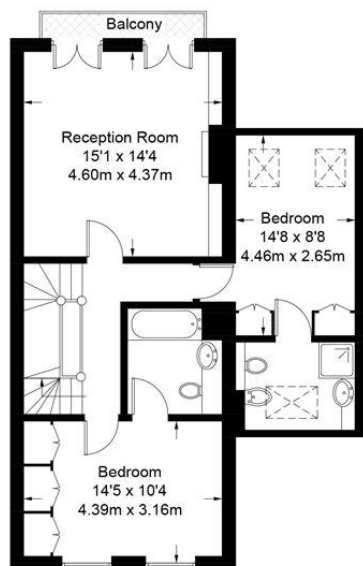
Garage = 66 sq ft / 6.1 sq m

Total = 2351 sq ft / 218.4 sq m

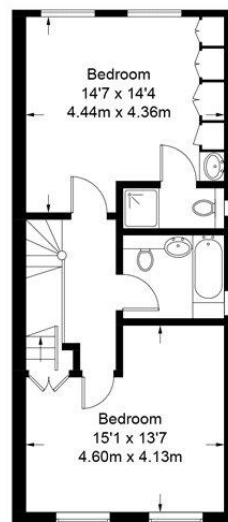


Ground Floor = 730 sq ft / 67.8 sq m
(Excluding Reduced Headroom)

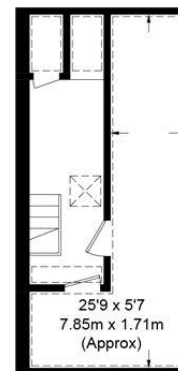
= Reduced headroom below 1.5m / 5'0"



First Floor = 746 sq ft / 69.3 sq m



Second Floor = 521 sq ft / 48.4 sq m



Third Floor = 86 sq ft / 8 sq m
(Excluding Reduced Headroom)

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.

FLOORPLANS

Gross internal area: 2351 sq ft, 218.4 m²



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 go to savills.co.uk/tenant-fees. For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190625HELW

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Richmond Lettings
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