



## AN EXQUISITE FIRST AND SECOND FLOOR DUPLEX APARTMENT.

BROOMFIELD ROAD  
RICHMOND, SURREY, TW9 3HR

**Furnished, £7,950 pcm** + fees and other charges apply.\*

**Available from 01/10/2019**





# AN EXQUISITE FIRST AND SECOND FLOOR DUPLEX APARTMENT.

BROOMFIELD ROAD  
RICHMOND, SURREY, TW9 3HR

£7,950 pcm **Furnished**

- 5 Bedrooms • 5 Bathrooms • 1 Reception Room
- Renovated to an extremely high standard • Private south facing terrace and garden • Off street parking
- Stunning kitchen/dining room • Available furnished
  - EPC Rating = D • Council Tax = F

## Situation

Enviably positioned within this coveted road, the property is just 200 metres from Kew Village. The Village has a charming atmosphere with a wide selection of independent shops and cafes, a monthly market and the fabulous Michelin starred 'Glasshouse' restaurant. Kew is internationally renowned for The Royal Botanic Gardens and historic Kew Palace, also within just a few hundred metres. Kew Gardens train station is located in the village and is on the District Line tube as well as the overland line to Stratford, via north London. Just the other side of Kew Bridge there is access onto the M4 motorway, as well as a direct train service to London Waterloo, from Kew Bridge Station. Local schools enjoy an excellent reputation and are considered amongst the best in the country.

## Description

An impressive five bedroom property occupying the entire upper floors of this magnificent Victorian building. This exquisitely presented home has been completely renovated and remodelled in 2016 and shows fantastic attention to detail. The property is bright and spacious with fantastic ceiling heights.

In addition to the generous garden there is a large south facing terrace that comes directly off the kitchen/dining area.

Other features of particular note include wooden floors with underfloor heating throughout, 4 en-suite bathrooms (plus an additional shower and toilet) and secure off street parking.

## Viewing

Strictly by appointment with Savills.



Approximate IPMS2 Floor Area = 213.3 sq m / 2296 sq ft

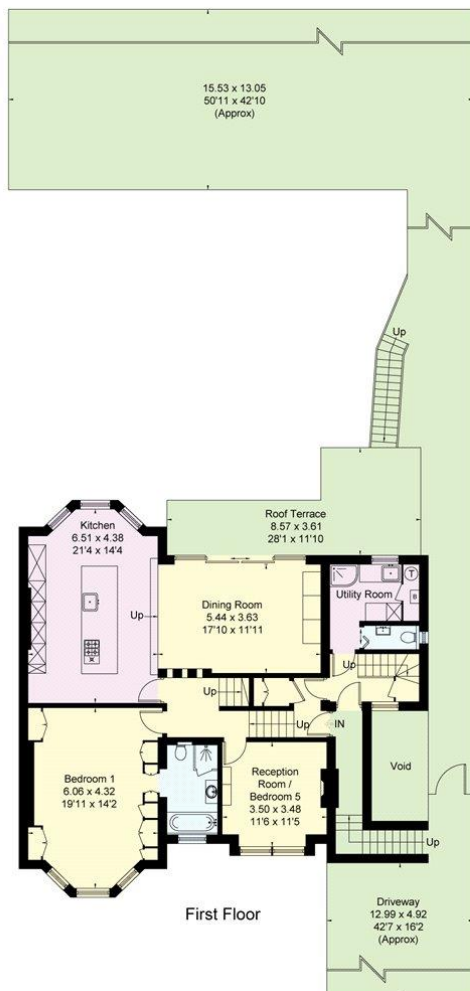
Limited Use Area = 16 sq m / 172 sq ft

**Total = 229.3 / sq m / 2468 sq ft**

Roof Terrace Area = 21.6 sq m / 232 sq ft

For identification only. Not to scale.

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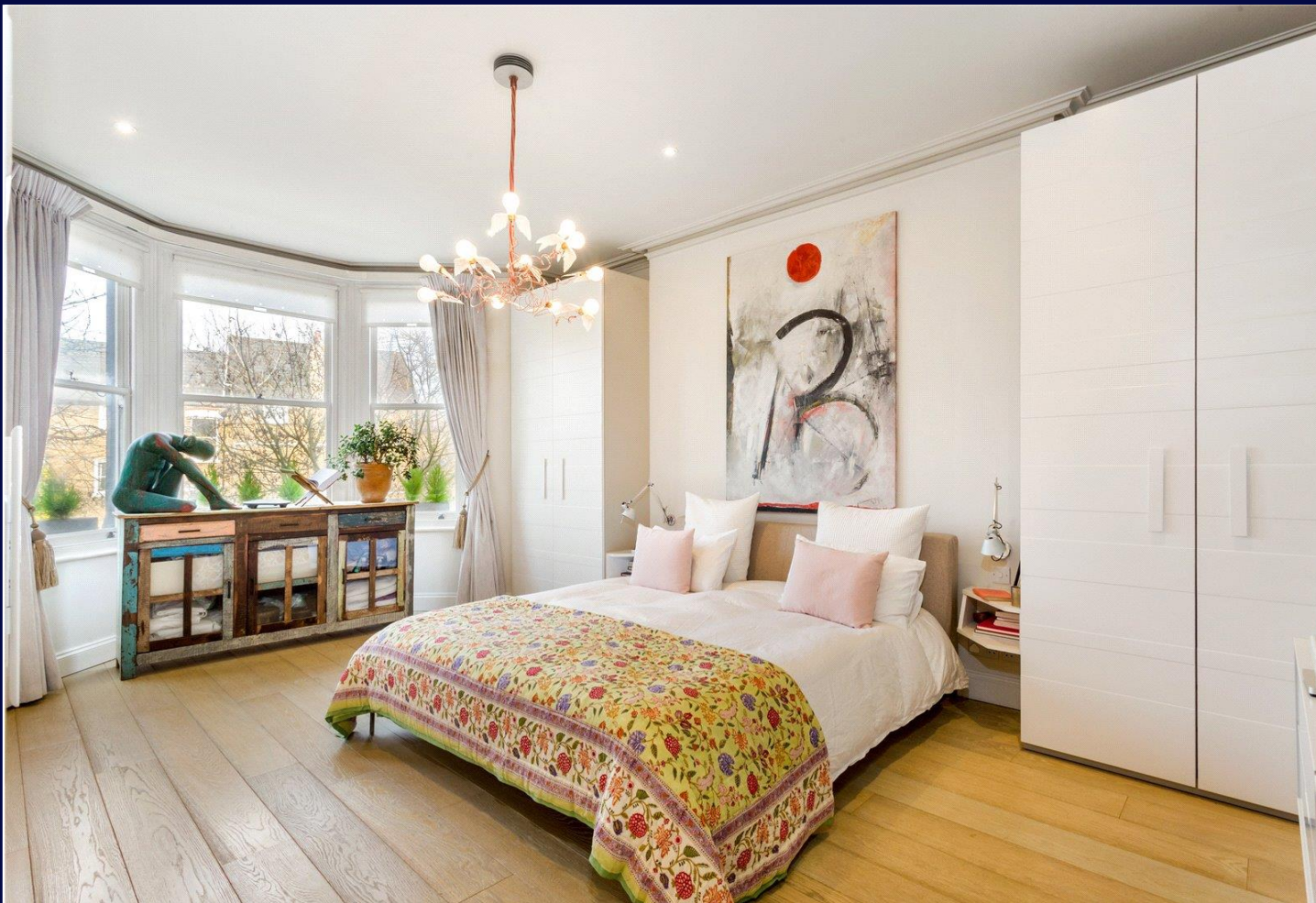
Second Floor

## FLOORPLANS

Gross internal area: 2468 sq ft, 229.3m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		





## Energy Performance

A copy of the full Energy Performance Certificate is available on request.

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](https://savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190614HELW

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**Richmond Lettings**  
Sophie Candlin  
[sophie.candlin@savills.com](mailto:sophie.candlin@savills.com)

[savills.co.uk](https://savills.co.uk)