



## A CHARMING THREE BEDROOM MEWS HOUSE.

FORGE LANE  
RICHMOND TW10

Freehold

savills

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### Freehold

2 reception rooms ♦ kitchen ♦ 3 bedrooms ♦ 2 bathrooms ♦ garden ♦ off-street parking ♦ EPC rating = C

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#### Situation

Petersham, once a favourite hunting ground for the sovereigns of the 17th Century, is an enchanting hamlet that nestles idyllically between Royal Richmond Park (with its 2300 deer inhabited acres) and a particularly scenic stretch of the River Thames. The sophisticated yet charming shops and restaurants of Richmond are within just one mile and Hyde Park Corner is within approximately 11 miles. Richmond train station offers a rapid and direct service into London Waterloo, as well as the District line tube and overland to Stratford, via north London. Local schools enjoy an exceptional reputation and are considered to be amongst the best in the country.

#### Description

A mid terraced house forming part of this exclusive development in the heart of Petersham Village.

The ground floor accommodation is open plan and offers a dining area to the front, a reception room with fireplace to the rear and kitchen.

The master bedroom is on the first floor and has a range of built in wardrobes and en-suite bathroom.

A second bedroom on the lower ground floor has access to a shower room.

There is also a third bedroom/study to the rear with a light panel.

The pretty rear paved garden is accessed via French doors from the reception room.

There is an allocated parking space in the courtyard to the front.

#### Local Authority:

London Borough of Richmond upon Thames

#### Viewing:

Strictly by appointment with Savills





## Richmond, Surrey, TW10

Gross Internal Area (approx) = 111.6 sq m / 1201 sq ft (Excluding Light Well)

(Of which 1.8 sq m / 19 sq ft is restricted head height)

For identification only. Not to scale.

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Savills Richmond (Sales)  
richmond@savills.com  
020 8614 9100

savills.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(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	