



A stunning three bedroom apartment in a beautiful building near Richmond Park

Queens Road, Richmond, Surrey, TW10

£1,100,000 Freehold

savills

Beautifully renovated • Off-street parking for two cars • Electric gates • Landscaped communal garden • Close to Richmond Park

Local Information

Queens Road is situated on the slopes of Richmond Hill. The road benefits from close proximity to Richmond Park (0.1 mile), as well as the amenities of Richmond Village on Friars Stile Road, which include grocery store (Sainsbury Local), local coffee shops, pubs and restaurants.

Local transport links include numerous bus routes to surrounding areas, plus fast and frequent trains to central London via both South West trains (Waterloo 19 minutes) and London Underground's District Line (West End 38 minutes). Local schools enjoy an excellent reputation.

The property is well placed for access to the A316/M3, M4 and M25 motorways

About this property

A beautiful split-level Victorian apartment which occupies the second and third floor of this imposing building moments from Richmond Park.

On the first level as you enter the property, there is a modern open plan kitchen/ living room, decorated to an excellent standard. The room features a charming sash window ensuring an abundance of natural light floods the room. It is the perfect space for entertaining or relaxing alike. Additionally, on this level, there is a well proportioned

double bedroom fitted with floor to ceiling wardrobes providing great storage and a good size family bathroom.

On the second floor of the apartment, is a well-proportioned principal bedroom and an additional bedroom with en-suite. The property benefits from fully accessible storage in the eaves on this level.

This property also comes with the added benefit of access to wonderful communal gardens, as well as, much sought after off-street parking for two cars. There is also private access to Rosemount Road via the back garden gate.

Tenure

Share of Freehold

Local Authority

Richmond Upon Thames

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Richmond Office.
Telephone: +44 (0) 20 8614 9100.






Queens Road




Approximate Gross Internal Area = 1112 sq ft / 103.3 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 157 sq ft / 14.6 sq m
Total = 1269 sq ft / 117.9 sq m



 = Reduced headroom below 1.5m / 5'0



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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

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