



A magnificently proportioned detached Edwardian family home

Queens Road, Richmond, Surrey, TW10

£2,750,000 Freehold



Beautiful room proportions • High ceilings • Detached •
Generous gated parking • Great period integrity

Local Information

The house occupies an excellent position within just a few hundred metres of the sophisticated and wide array of shops and restaurants that Richmond has to offer. Richmond also boasts 3 cinemas, as well as the much acclaimed Richmond Theatre - situated on picturesque and historic Richmond Green. Whilst even closer at hand the charming shops at Friars Stile Road provide a charming village atmosphere. The stunning 2300 deer inhabited acres of Richmond Park are also within just a few hundred metres of the house and offer an ideal retreat from the hubbub of daily life, along with a particularly scenic stretch of the River Thames and the beautiful Terrace Gardens. Richmond train station provides a rapid and direct 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.

About this property

This handsome detached family home was built around 1900 and is a fine example of Edwardian architecture. Internally this period integrity is also beautifully intact, with several period features complimenting the magnificent room proportions and ceiling heights. Features of particular

note include corniced ceilings, several fireplaces, a stunning staircase to the reception hallway and an excellent flow of natural light. Whilst our clients have lovingly nurtured the house over many years it would benefit from modernisation and therefore provides superb scope for a purchaser to create a house to their exact specification. Whilst there is already 2781 square feet of accommodation that is laterally configured over just two floors, there is also scope to develop the loft, subject to the usual local authority planning consent and building regulation approval. To the rear of the house there is a west facing garden, whilst to the front there is a further garden that sets the house well back from the road and provides secure gated parking for several cars.

Tenure

Freehold

Local Authority

Richmond upon Thames

Energy Performance

EPC Rating = E

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 = 2781 sq ft /258.4 sq m



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	76
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	39
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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