



An exquisite and tastefully presented three bedroom two storey Grade II listed period home with exceptional river views

Petersham Road, Richmond, Surrey, TW10

Guide Price £2,450,000 Leasehold (Lease Expiry January 3005)





Stunning river views • Allocated parking • Delightful garden •
Large first floor terrace • High ceilings

Local Information

With its own private gated access to the stunning Terrace Gardens (which sweep up to Richmond Hill) and a tunnel that leads directly to the riverside Langholm Lodge occupies a privileged position indeed. You are within just a few hundred metres of the sophisticated shops and restaurants that Richmond has to offer. Also immediately to hand Richmond Hill has a lovely village atmosphere, with its delightful array of boutiques, cafes and more specialist stores.

Richmond train station provides a rapid overland service direct into London Waterloo, as well as the District line tube and overland to Stratford, via North London.

Richmond Park and a particularly scenic stretch of the River Thames (on your doorstep) provide ideal retreats from the hubbub of daily life.

Local schools enjoy an excellent reputation and are considered amongst the best in the country.

About this property

Originally the stables and Coach House to Buccleugh House (a grand Georgian Manor House on the river that was demolished in 1938) this exclusive gated development of just five houses and four apartments retains a rich

sense of eighteenth century elegance.

Sensitively renovated in 2005 by the much acclaimed developers Beechcroft 1 Langholm Lodge occupies a prime position within the development, taking full advantage of the extraordinary river views that sweep along the south bend in the river towards Petersham. These views can be enjoyed internally, or externally from the wonderful first floor terrace.

The room proportions and ceiling heights are fabulous and also of particular note is the striking staircase that rises elegantly to the generous landing - which could be used as a study area and features an exquisite arched window. Due to the large windows and open aspects there is an excellent flow of natural light. The kitchen/dining room is situated within a beautiful Orangery style extension and opens directly onto, as well as having super views over, the charming and well established walled garden. There is also a secure allocated parking space.

Tenure

Leasehold (Lease Expiry January 3005)

Local Authority

London Borough of Richmond Upon Thames



Council Tax

Band = H

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied
and are strictly by prior
arrangement through Savills
Richmond Office.

Telephone:
+44 (0) 20 8614 9100.



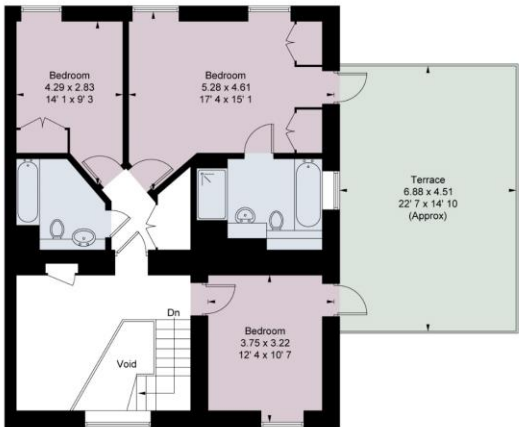


Langholm Lodge

Approximate Gross Internal Area = 1969 sq ft / 182.9 sq m
(Excluding Void)




Ground Floor



First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(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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