



An enchanting Grade II* listed home with great scope

Sion Road, Twickenham, TW1

£1,595,000 Freehold

savills

Fabulous period integrity • Superb location • Great potential to modernise • Opens aspects • Garden with studio

Local Information

The house is superbly situated within this leafy conservation area, just a few hundred feet from a particularly scenic stretch of the River Thames and a few hundred metres from the beautiful open acres of Marble Hill Park - providing ideal retreats from the hubbub of daily life.

The charming village of St Margarets is also within a pleasant stroll and has a train station providing a direct service into London Waterloo. The internationally acclaimed and sophisticated town of Richmond is within approximately one mile.

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

About this property

Occupying a central position within this exquisite early Georgian terrace, circa 1720, this atmospheric four storey family home totals over 2100 square feet (including the garden studio) and is denoted as being of special architectural and historical importance - by virtue of its grade II* listing. The house is superbly situated opposite and enjoys aspects over the lovely York House Gardens. Its gorgeous flat fronted brick facade is set behind elegant wrought iron railings and features beautifully regimented fenestration, with particularly tall

windows to the first floor.

Internally this period integrity is also wonderfully intact, with a number of notable features that include charming fireplaces, wall panelling, operational box window shutters and a beautiful staircase. Also of particular note is the stunning first floor drawing room that has three floor to ceiling windows overlooking the aforementioned gardens. To the rear of the house there is a delightful walled courtyard garden that has a brick built studio, that could be an ideal workshop or 'office at home'.

Whilst our client has lovingly nurtured the house over several decades it does require modernisation and presents an ideal opportunity for the next owner to stamp their exact taste and identity.

Tenure

Freehold

Local Authority

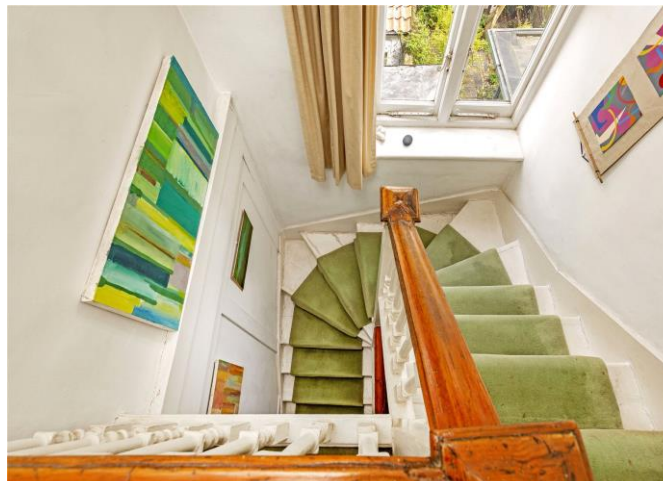
Richmond Upon Thames

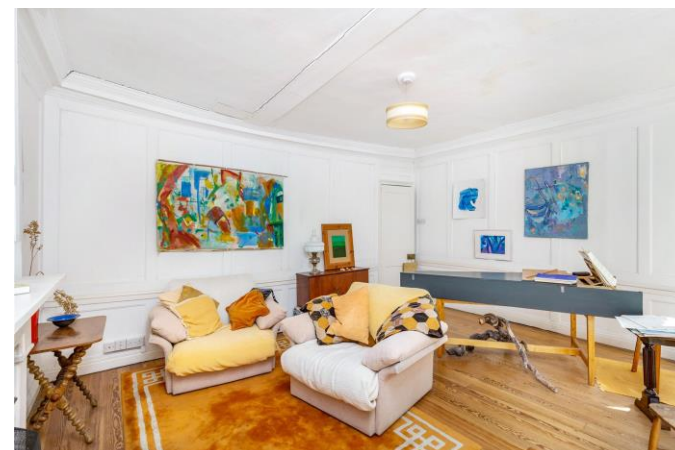
Energy Performance

EPC Rating = Exempt

Viewing

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





Sion Road

Approximate Gross Internal Area = 1974 sq ft / 183.4 sq m
(Excluding Reduced Headroom / Studio)
Reduced Headroom = 2 sq ft / 0.2 sq m
Studio = 127 sq ft / 11.8 sq m
Total = 2103 sq ft / 195.4 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice