



AN EXCEPTIONAL TOWN HOUSE WITH STUNNING PARK VIEWS.

KING GEORGE SQUARE
RICHMOND TW10

Freehold

savills

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2 reception rooms ♦ kitchen ♦ 4 bedrooms ♦ 4 bathrooms ♦ garden ♦ off-street parking ♦ EPC rating = D

Situation

King George Square is enviably situated abutting Royal Richmond Park, whilst being within just a few hundred metres of the local shops at Friars Stile Road - that cater very well for day to day needs and provide a charming village atmosphere. Richmond town centre is within a mile and has a sophisticated selection of shops, boutiques and restaurants. Richmond train station (also within a mile) provides a rapid and direct line 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.

Description

A tastefully presented 1986 built town house backing onto (and with stunning views over) Richmond Park, within a secure and exclusive gated development. The property has wooden flooring to all principal rooms and an excellent flow of natural light. On the ground floor there is a superbly appointed open plan kitchen/breakfast room, a formal dining room and two sets of french doors that lead directly onto to the charming rear garden. The first floor accommodation consists of a bright and spacious reception room, a generous master bedroom suite and a further bedroom suite. On the second floor there are two bedrooms (one ensuite) and a further family bathroom. The second bedroom on this floor also provides access to a converted loft room on the top floor which also gives access to ample storage.

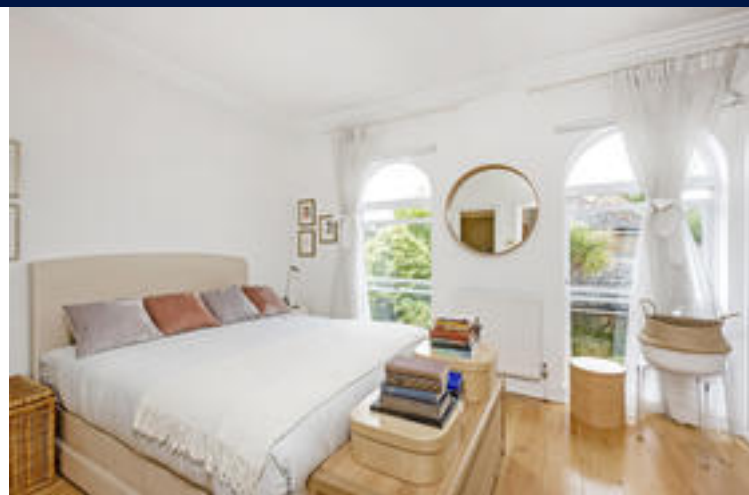
Local Authority:

London Borough of Richmond upon Thames

Viewing:

Strictly by appointment with Savills





King George Square

Approximate Gross Internal Area = 2083 sq ft / 193.5 sq m (Excluding Reduced Headroom)

Reduced Headroom = 202 sq ft / 18.8 sq m

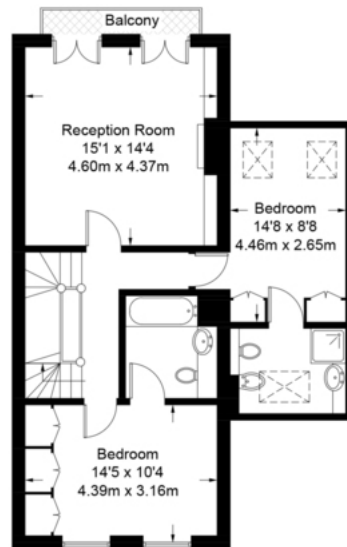
Garage = 66 sq ft / 6.1 sq m

Total = 2351 sq ft / 218.4 sq m

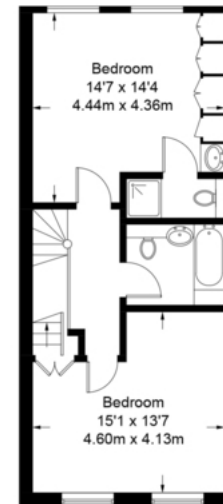


Ground Floor = 730 sq ft / 67.8 sq m
(Excluding Reduced Headroom)

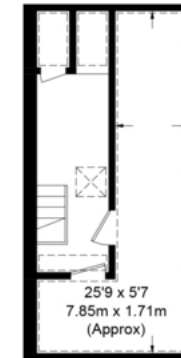
= Reduced headroom below 1.5m / 5'0



First Floor = 746 sq ft / 69.3 sq m



Second Floor = 521 sq ft / 48.4 sq m



Third Floor = 86 sq ft / 8 sq m
(Excluding Reduced Headroom)

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(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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