



## A charming, fully modernised house just off Richmond Green

**Stable Cottages, Old Palace Yard, Richmond, Surrey, TW9**

£1,700,000 Leasehold (142 years remaining)





### Local Information

From Old Palace Yard, you are within easy reach of all the amenities of Richmond town centre. This offers a wide range of shops, from independent boutiques in cobbled lanes to leading High Street brands, along with a Whole Foods Market and large Waitrose. Richmond's theatres and cinemas are all close by, as are a selection of restaurants, cafes and pubs.

### About this property

This truly exquisite mid-terraced home is one of only four of these unique cottages, set within the grounds of the former Richmond Palace and overlooking the renowned 'Wardrobe' of Queen Elizabeth I.

As you enter the front garden, you are welcomed by a generous and beautifully landscaped walled private garden, complete with a large storage shed.

Passing through the front door you are welcomed by a large open plan kitchen/dining/living area formed from the entirety of the ground floor. This one large space is perfect for entertaining or relaxing alike!

The kitchen is a bespoke design, perfectly formed for this space and from here you can also return to the garden through the large French doors, perfect for al-fresco dining on a warm summers evening.

To the first floor there are two good sized double bedrooms and two large bathrooms, both bedrooms containing ample amounts of storage with further storage provided on the landing and also in the large loft space above - which could equally be converted to create further accommodation.

This wonderful home also benefits from private parking for two cars plus visitors.

### Tenure

Leasehold (142 years remaining)

### Local Authority

Richmond Upon Thames

### Energy Performance

EPC Rating = F

### Viewing

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

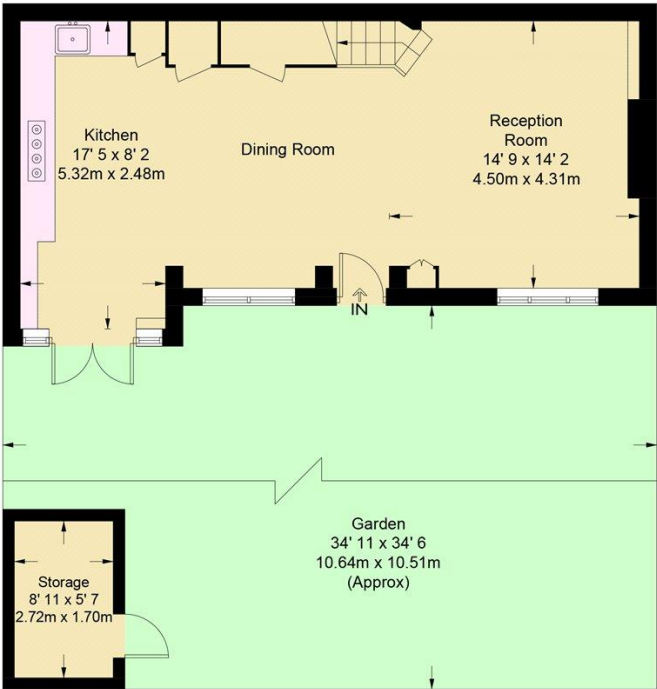






Stable Cottages

Approximate Gross Internal Area = 1112 sq ft / 103.3 sq m  
Storage = 51 sq ft / 4.8 sq m  
Total = 1163 sq ft / 108.1 sq m




Ground Floor



First Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>25</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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