



A WELL PROPORTIONED AND SUPERBLY LOCATED END OF TERRACE HOME.

HOLBROOKE HOUSE
RICHMOND TW10 6UD

Freehold

savills

HOLBROOKE HOUSE RICHMOND TW10 6UD

Freehold

Reception room ♦ kitchen ♦ 2 bedrooms ♦ 1 bathroom ♦ garage ♦ balcony ♦ garden ♦ EPC rating = D

Situation

The house occupies a wonderful position, just off the lower slopes of the much acclaimed Richmond Hill. It is virtually on the doorstep of the sophisticated shops and restaurants that Richmond is renowned for. 'The Hill' also 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 provide an ideal retreat from the hubbub of daily life and local schools are considered amongst the best in the country.

Description

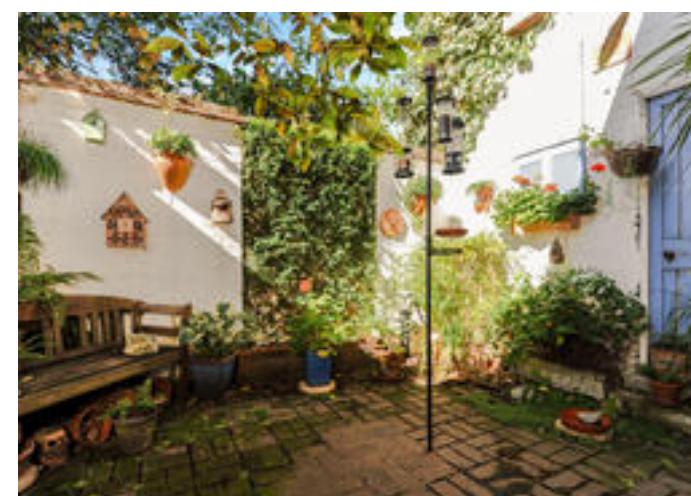
Holbrooke Place is a discretely positioned and charming backwater that is comprised of five two storey houses that were built in 1978 and this property is well positioned at the very far end of the terrace. Arranged over just two floors and totalling almost a thousand square feet the accommodation is well proportioned with two good sized bedrooms, a bathroom and a south east facing balcony at first floor level. The ground floor has an impressive semi open plan kitchen/living room that opens directly onto the delightful walled patio garden, as well as a garage that could work well as a gym or further reception space if so required. In addition to the garage there is further off street parking to the front of the house.

Local Authority:

London Borough of Richmond upon Thames

Viewing:

Strictly by appointment with Savills





Richmond, Surrey, TW10



Gross Internal Area (approx) = 77.4 sq m / 833 sq ft

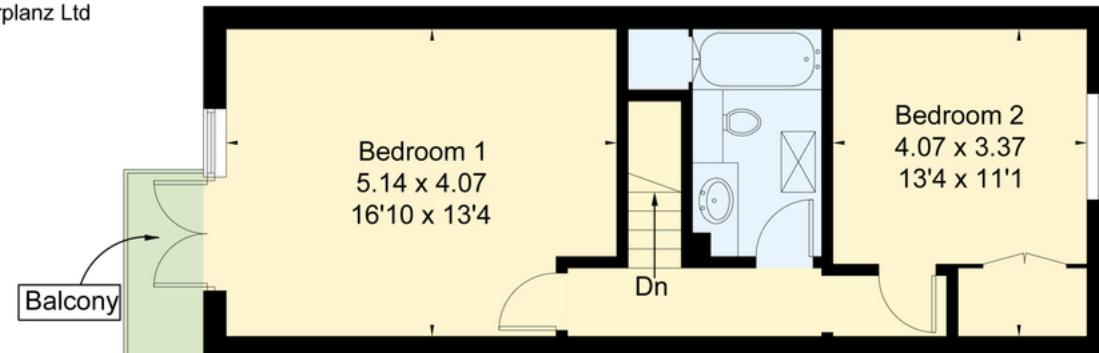
Garage = 13.4 sq m / 144 sq ft

Total = 90.8 sq m / 977 sq ft

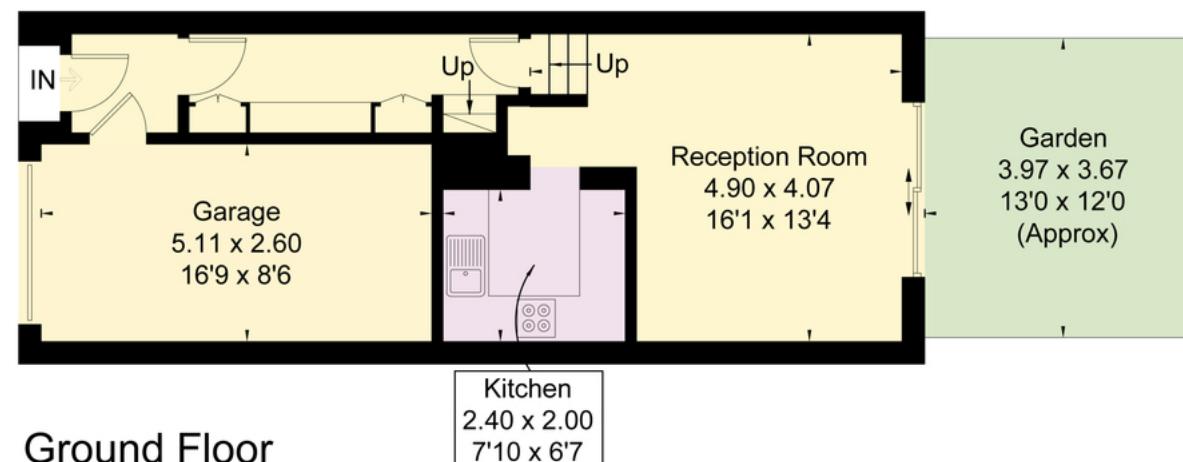
Balcony Area = 2.4 sq m / 26 sq ft

For identification only. Not to scale.

© Floorplanz Ltd



First Floor



Ground Floor

Savills Richmond (Sales)
richmond@savills.com
020 8614 9100

savills.co.uk

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 81029081 Job ID: 123553 User initials: SH-hol - 5

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		