



A WELL PROPORTIONED AND SUPERBLY LOCATED END OF TERRACE HOME.

HOLBROOKE HOUSE
RICHMOND TW10 6UD

Freehold

savills

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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

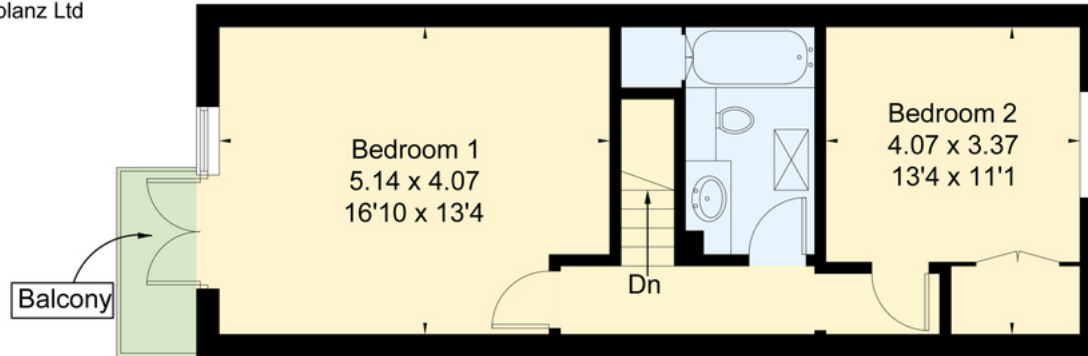
Garage = 13.4 sq m / 144 sq ft

Total = 90.8 sq m / 977 sq ft

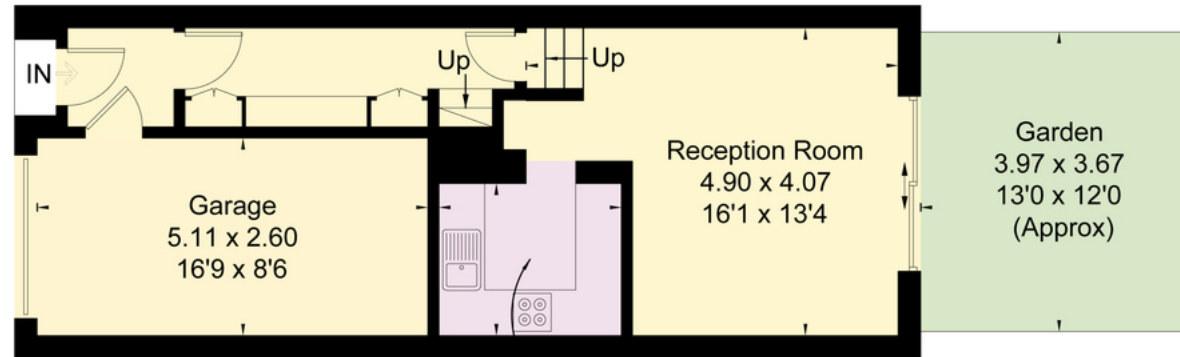
Balcony Area = 2.4 sq m / 26 sq ft

For identification only. Not to scale.

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First Floor



Ground Floor

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

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