



A WONDERFUL DUPLEX APARTMENT WITH INCREDIBLE VIEWS.

RICHMOND HILL
RICHMOND TW10 6RJ

Share of Freehold

savills

RICHMOND HILL RICHMOND TW10 6RJ

Share of Freehold

Reception room ♦ kitchen ♦ 2 bedrooms ♦ 1 bathroom ♦
stunning views ♦ communal gardens ♦ EPC rating = D

Situation

Stuart Court is superbly situated at the summit of Richmond Hill, within just a few hundred yards of both Richmond Park (with it's 2300 deer inhabited acres) and the sophisticated shops and restaurants of the town centre. Whilst even closer at hand the local shops at Friars Stile Road cater well for day to day needs and have a lovely village atmosphere. Just across the road from Stuart Court are the beautiful Terrace Gardens, providing an ideal retreat from the hubbub of daily life and a shortcut to a particularly scenic stretch of the River Thames. Richmond train station has a rapid and direct service into London Waterloo, as well as the District line tube and overland to Stratford, via north London.

Description

Arranged over the two top floors of this much acclaimed, handsome and well run Regency building the apartment offers well proportioned and naturally light accommodation. The south westerly views from the generous reception room and both bedrooms are simply outstanding, most famously captured by Turners beautiful oil paintings. Such is the importance of this aspect that it remains the only view in the country to be protected by an act of parliament. Whilst from the recently fitted and well appointed kitchen/breakfast room there are also breath taking (north easterly) outlooks towards central London that take in several iconic monuments including St Pauls Cathedral and The Shard. To the rear of the building there are beautifully tended communal gardens, incorporating a secure bicycle storage area. The apartment is offered for sale with a long lease, that has approximately 960 years unexpired.

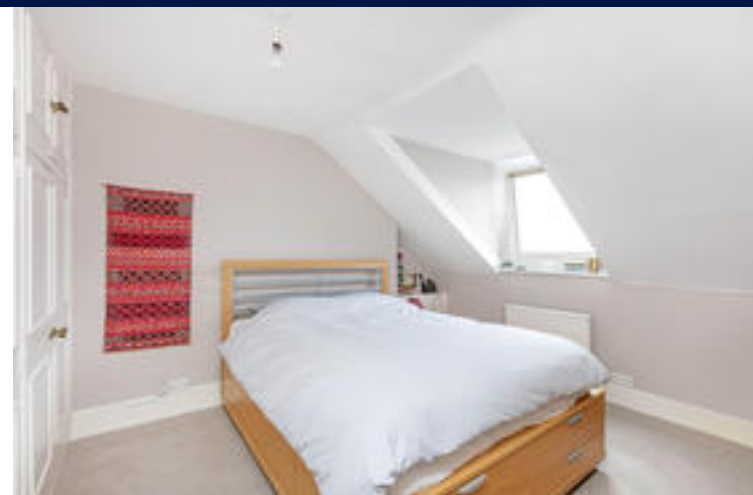
Local Authority:

London Borough of Richmond upon Thames

Viewing:

Strictly by appointment with Savills



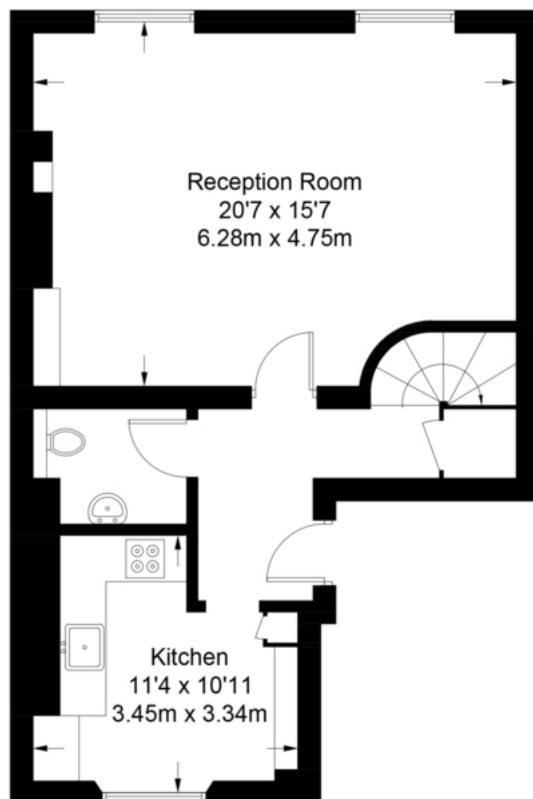




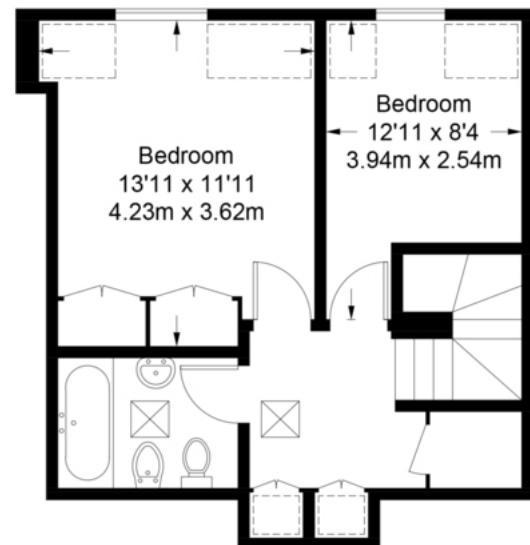
Richmond Hill

Approximate Gross Internal Area = 919 sq ft / 85.4 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 42 sq ft / 3.9 sq m
Total = 961 sq ft / 89.3 sq m

= Reduced headroom below 1.5m / 5'0



Third Floor
551 sq ft / 51.2 sq m



Fourth Floor(Including Reduced Headroom)
410 sq ft / 38.1 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.

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. 81029062 Job ID: 123458 User initials: sH-106f RH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

savills.co.uk