



A GREAT FIVE BEDROOM FAMILY HOME WITH VIEWS OF THE RIVER THAMES

LAMMAS ROAD
RICHMOND TW10

Freehold

savills

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Freehold

2 reception rooms ♦ kitchen ♦ 5 bedrooms ♦ 2 bathrooms ♦ garden ♦ off-street parking ♦ EPC rating = D

Situation

The house is well situated in leafy Ham, within close proximity and eyesight of a particularly scenic stretch of The River Thames. Richmond town centre is within just two and a half miles and provides a comprehensive network of social, recreational and shopping amenities, with a large representation by many of the major retail outlets, as well as a sophisticated selection of boutiques. All combining to create a charming village atmosphere within just ten miles of Hyde Park Corner. There is also a good selection of local shops within just a few hundred metres. Richmond train station provides a rapid and direct service 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 considered amongst the best in the country.

Description

This spacious family home complete with off street parking is set back from the road entered through the front garden. On the ground floor there is a light reception room complete with a wood burning stove, a kitchen and separate formal dining room. On the first floor there are three bedrooms and one bathroom, and on the second floor there are two further bedrooms and a newly decorated shower room. To the rear of the property there is a generously sized garden with the benefit of an outbuilding.

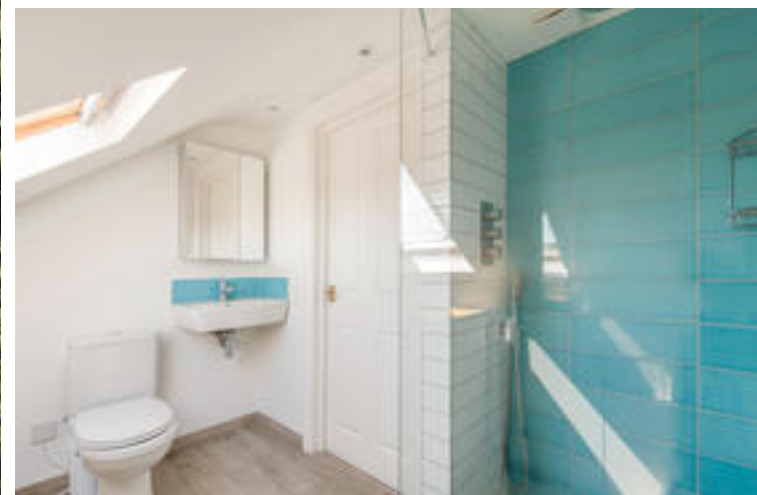
Local Authority:

London Borough of Richmond upon Thames

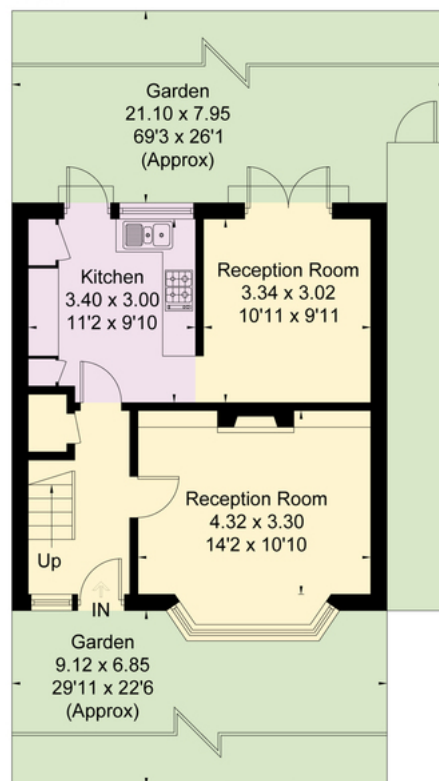
Viewing:

Strictly by appointment with Savills





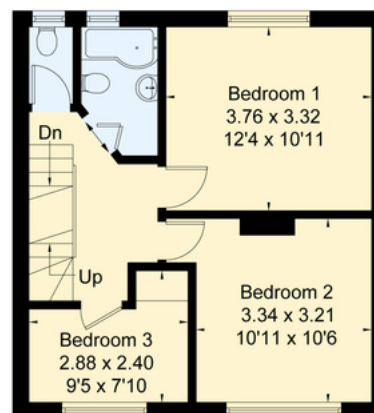
Approximate Area = 118.6 sq m / 1277 sq ft (Excluding Eaves Storage)
 Outbuilding = 6.2 sq m / 67 sq ft
Total = 124.8 sq m / 1344 sq ft
 Including Limited Use Area (4.2 sq m / 45 sq ft)
 For identification only. Not to scale.
 © Fourwalls Group



Ground Floor

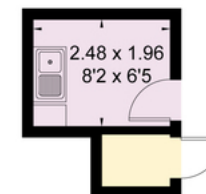
Area = 44.4 sq m / 478 sq ft

= Reduced head height below 1.5m



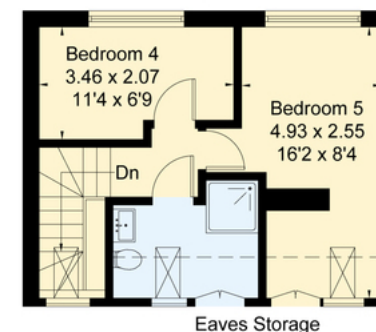
First Floor

Area = 43.3 sq m / 466 sq ft
 (Limited Use Area = 0.5 sq m / 5 sq ft)



Outbuilding

(Not Shown In Actual
 Location / Orientation)



Second Floor

Area = 30.9 sq m / 333 sq ft
 (Limited Use Area = 3.7 sq m / 40 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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	65	72
(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