



A tastefully presented and superbly located family home.

**Selwyn Avenue, Richmond, Surrey, TW9**

£2,100,000 Freehold

savills



Architect designed. • Contemporary accommodation. •  
Convenient location. • Striking principle bedroom suite. •  
Generous proportions.

#### Local Information

Selwyn Avenue forms part of the "Richmond Triangle" that also includes Pagoda Avenue and Beaumont Avenue, considered to be one of the finest locations in the area, being a short walk to central Richmond, Old Deer Park and Kew Gardens.

At the end of Selwyn Avenue, lies Kew Road with a wonderful selection of artisan cafés and restaurants. Richmond Station is a short walk away with a mainline and District Line service.

#### About this property

Arranged over 3 floors the house totals an impressive 2076 square feet of practically configured family accommodation that is naturally light and tastefully presented.

Having undergone an extensive design-lead renovation by the current owners, the property blends contemporary architecture with period integrity.

The principle bedroom suite occupies the entire second floor and includes a generous bathroom and access to two secluded roof terraces.

The generous ceiling heights further compliment and emphasise the lovely room proportions and the superbly appointed kitchen/dining room is a striking addition with a bespoke modern extension that allows for an 'atrium style' courtyard which

allows natural light to flow in to the centre of the house. Furthermore its bi folding doors to the rear of the extension concertina right back to 'bring the garden into the house'. The professionally designed and landscaped garden provides a wonderful space to entertain complete with sunken seating area, perfectly set out to accommodate a fire pit and somewhere to enjoy drinks in the evening.

#### Tenure

Freehold

#### Local Authority

Richmond upon Thames

#### Energy Performance

EPC Rating = D

#### Viewing

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









## Selwyn Avenue

Approximate Gross Internal Area = 1879 sq ft / 174.6 sq m  
(Excluding Reduced Headroom / Eaves Storage)  
Reduced Headroom / Eaves Storage = 197 sq ft / 18.3 sq m  
Total = 2076 sq ft / 192.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	82
England, Scotland & Wales	EU Directive 2002/91/EC	

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