



A wonderful example of Edwardian architecture in an enviable location

Lebanon Park, Twickenham, Middlesex, TW1

£2,100,000 Freehold

savills

Architecturally striking Edwardian home • A wonderful sense of volume • Thoughtfully extended and refurbished • A much admired location close to the River Thames • Within close proximity of transport links and shops

#### Local Information

Lebanon Park is recognised as one of the finest locations within Twickenham and is located in the heart of Twickenham's conservation area, close to picturesque Marble Hill Park. At the end of the road lies the River Thames (with its riverside walk to Richmond) as well as Orleans House & Gardens and the beautiful Marble Hill House & Park.

Local transport links include: Twickenham mainline station (fast service into Waterloo) numerous bus routes to surrounding areas, plus frequent trains to central London via South West trains from St. Margarets and Richmond stations and London Underground's District Line from Richmond station.

#### About this property

This magnificent semi-detached Edwardian family home has a most handsome red brick facade, featuring a pretty barge board to the gable, a charming entrance porch and prominent stone hood moulds around the generous casement windows. Internally this period integrity is also apparent throughout, with a stunning reception hallway and tall corniced ceilings. All of which are complimented by the wonderful room proportions and excellent flow of natural light - that is afforded by the lovely open aspects and large windows.

The house has been comprehensively redeveloped by the current owners with a bright and spacious kitchen, served by

the utility room with separate access to the side of the house. The ground floor also has a guest cloakroom and provides access to the basement which has been converted to create a fantastic play area that could also serve as a media room. The beautifully appointed double reception rooms complete the accommodation to the ground floor. The first and second floors of the house continue to impress with four generous double bedrooms, two of which are ensuite and a further family bathroom. The delightful Southerly facing rear garden is mostly laid to lawn with an elevated patio that seamlessly runs from the kitchen through the sweeping bifolding doors. There is also a sun shade and external patio heaters to enjoy dining alfresco.

#### 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.

#### Additional Information

Please note this property is being marketed on behalf of a Savills Employee





**Lebanon Park**

Approximate Gross Internal Area = 2502 sq ft / 232.5 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 295 sq ft / 27.4 sq m  
 Total = 2797 sq ft / 259.9 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

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>	68	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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