



An incredibly well located first floor apartment

Queensberry House, Friars Lane, Richmond, Surrey, TW9

£1,200,000 Share of Freehold

savills

Coveted block and location • Resident porter • South West facing balcony • Share of Freehold • Stunning riverside gardens

Local Information

Queensberry House is enviably situated between picturesque Richmond Green (once a jousting ground for Henry VII's Tudor Palace) and a particularly scenic stretch of the River Thames, the towpath to which can be accessed directly from the communal gardens via a security gate.

Within just two hundred metres one can find the sophisticated shops, restaurants and boutiques of Richmond town centre. Richmond train station is within approximately half a mile and provides a rapid and direct service into London Waterloo, as well as the District Line tube and overland to Stratford, via North London.

Richmond Green also boasts a highly regarded theatre and is the perfect backdrop to many a Sunday afternoon cricket match.

About this property

Occupying a prime position within this much acclaimed purpose built and gated 1930's mansion block this elegant first floor three bedroom apartment has lovely open aspects towards its delightfully landscaped communal riverside gardens. These aspects can be enjoyed internally, or externally from its generous and private south west facing balcony.

Tastefully presented and well proportioned the apartment has an excellent flow of natural light and further benefits from a long lease (as well as a share of the freehold), a resident porter and off street parking

Tenure

Share of Freehold (958 underlying leasehold years remaining)

Local Authority

Richmond Upon Thames

Energy Performance

EPC Rating = C

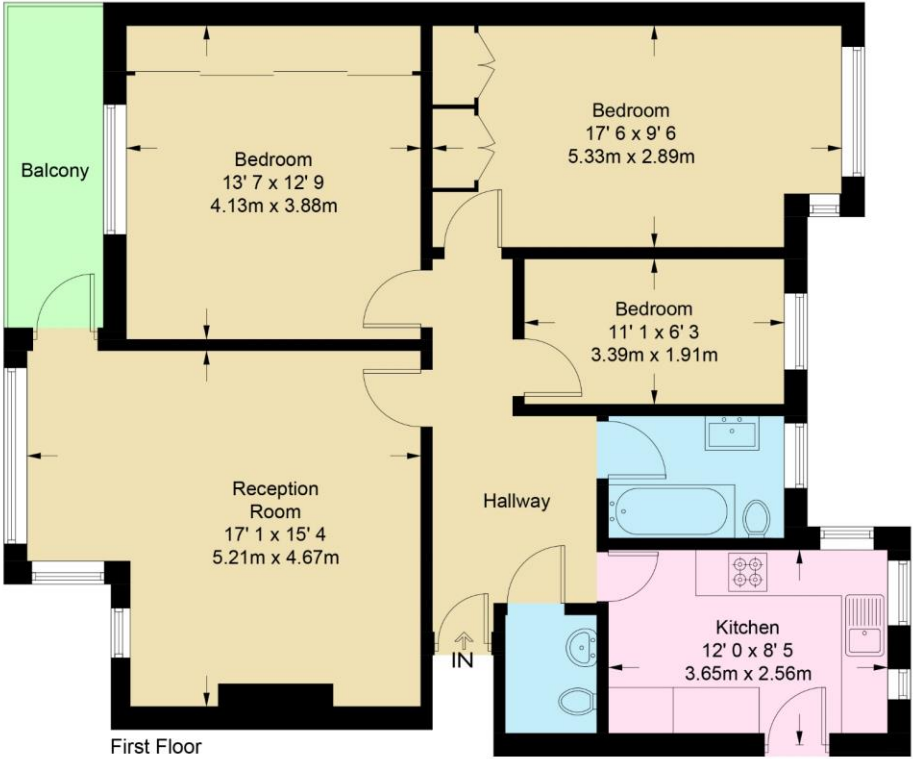
Viewing

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






Queensberry House
Approximate Gross Internal Area = 950 sq ft / 88.3 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	72	73
EU Directive 2002/91/EC 		

Important Notice Savills, its 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. 20201112DANH

