



A superbly situated and generously proportioned home

Leyborne Park, Richmond, Surrey, TW9

£2,250,000 Freehold

savills



Coveted road • Excellent period integrity • Off street parking •
Delightful south easterly garden • External office / studio

Local Information

Leyborne Park is a highly coveted road that is enviably positioned within the heart of Kew Village. The village has a charming atmosphere with an excellent selection of independent shops and cafes, a monthly market and the Michelin starred 'Glasshouse' restaurant.

Kew is internationally renowned for The Royal Botanical Gardens and historic Kew Palace.

Kew Gardens train station is also located in the village and is on the District Line tube as well as the overland line to Stratford, via north London. A direct train service to London Waterloo runs from Kew Bridge Station, located just the other side of Kew bridge - where one can also access the M4 motorway.

Local schools enjoy an exceptional reputation and considered amongst the best in the country.

Richmond is only 2 miles away and has a sophisticated selection of shopping facilities with a major representation by many of the major retail outlets, as well as a rapid train service into London Waterloo (in under twenty minutes)

About this property

This charming family home provides well balanced and generously proportioned family accommodation that is tastefully presented and practically configured over three floors.

There is an excellent flow to the layout, providing superbly for both everyday family life and more formal entertaining. Of particular note are the striking kitchen/dining room (that opens directly onto the garden and family room) and the beautiful entrance hallway that offers such an impressive and welcoming entrance into this lovely home.

Our clients have been careful to preserve and enhance the period integrity of the house, with notable features including high corniced ceilings, tall sash hung windows, exposed timber floor boards and an elegant staircase.

To the rear of the house there is a well established south east facing garden that is mainly laid to lawn and has large patio area off the Kitchen. Whilst to the rear of the garden there is a superb studio room that would be ideal as an 'office at home' or a 'teenagers den'.

To the front of the house there is secure off street parking.

Tenure

Freehold



Local Authority
Richmond Upon Thames

Energy Performance
EPC Rating = E

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






Leyborne Park

Approximate Gross Internal Area = 2458 sq ft / 228.4 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 217 sq ft / 20.2 sq m
Outbuilding = 110 sq ft / 10.2 sq m
Total = 2785 sq ft / 258.8 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	73
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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