



# A striking and wonderfully located riverside home

**Cross Deep, Twickenham, TW1**

£2,950,000 Freehold

savills







Direct river frontage • Stunning river views • Off street parking • Excellent natural light • Pontoon Mooring

### Local Information

5a Cross Deep occupies a sensational setting, perched on the banks of a particularly scenic stretch of The River Thames. For twenty one miles the Thames winds its way through the only London Borough to cover both banks. The tide ebbs and flows past elegant houses and internationally-renowned visitor attractions, linking Hampton Court Palace at the southern edge with the Royal Botanical Gardens at Kew on the northern edge. With its boundary extending from Hammersmith Bridge to Hampton Court, it covers over fifteen thousand acres of which five thousand acres is open space.

In addition to the attraction of the river, the house is ideally and conveniently located within just a few hundred meters of Twickenham town centre, with its comprehensive array of social, recreational and shopping amenities. Whilst slightly further afield the rich and sophisticated variety of shops, restaurants, theatres and nightlife of the nearby riverside towns of Richmond and Kingston can be found (within approximately 3 miles)

Nearby Twickenham train station provides a fast service and direct service into London Waterloo, which takes approximately twenty-five minutes.

The area enjoys thousands of acres of varied parkland including the Royal woodlands of Richmond Park and Bushy Park, where you will find an ever-changing landscape of wildlife, including red and fallow deer.

Local schools enjoy a truly excellent reputation and are considered amongst the best in the country.

### About this property

Constructed in 2005 5a Cross Deep occupies the left hand side of this pair of contemporary and architecturally exciting family homes that nestle enviably on the banks of the River Thames. The house has been thoughtfully designed with a real emphasis on natural light and maximising what are unquestionably some of the finest views over the Thames you will see from any residential home. These views are even more striking by virtue of the fact that the house is positioned on the curve of the river and you therefore get sweeping aspects both up and down river, as well as views over the beautiful open acres of Ham Meadowland opposite.

All principal rooms benefit from these breathtaking water aspects and the house has a practical yet versatile flow of accommodation that serves it perfectly for both





family life and more formal entertaining. What is also so refreshing to see in a modern design is the generosity of ceiling heights and room proportions.

Other features of particular note include 3 river facing balconies, a cinema room / teenagers den, a hot tub / Sauna room, an 'office at home' / study and a stunning open plan kitchen/family room that gives directly onto the garden and will doubtless be the day to day social hub of the house. The more formal reception area is located above the kitchen on the raised ground floor and is a spectacular space that is flooded with light and river views. The superbly appointed principal bedroom suite occupies the entire top floor (should you chose to use the 6th bedroom as a dressing room) and features a full width river facing balcony.

To the rear of the house there is a delightful garden that has a patio and jacuzzi area just off of the kitchen, with a lawned area then leading down to the river deck and pontoon mooring. This deck provides a perfect area for al fresco dining / entertaining and watching the ever colourful and ever changing river life go by. Whilst to the front of the house there is hardstanding off street parking.

It is seldom that a house of this calibre and setting comes to the market and as our clients sole agent we would strongly suggest a viewing at your earliest convenience.

**Tenure**  
Freehold

**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.










Cross Deep

Approximate Gross Internal Area = 2925 sq ft / 271.8 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	77	83
(55-68)	D		
(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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