



A magnificently proportioned detached family home with

Lion Gate Gardens, Richmond, Surrey, TW9

£3,650,000 Freehold

savills



Detached • Great period integrity • Off street parking •
Delightful south facing garden • Fabulous room proportions

Local Information

The house is enviably positioned within this highly regarded road, just a few hundred meters from both the sophisticated shops and restaurants of Richmond town centre and the charming village that is Kew Gardens. Whilst even closer at hand (The Lion Gate is within approximately 100 metres of the house) the world renowned Royal Botanical Gardens of Kew are breathtaking and provide an ideal retreat from the hubbub of daily life. The Village has a lovely atmosphere with a good selection of independent shops and cafes, as well as a monthly farmers market and the Michelin starred 'Glasshouse' restaurant. Richmond also boasts a particularly scenic stretch of the River Thames, a much acclaimed Theatre, three cinemas and of course Royal Richmond Park, with its 2300 acres of deer inhabited woodland.

Richmond train station provides a rapid overland service into London Waterloo (in under 20 minutes) as well as the District Line tube and overland to Stratford.

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

About this property

This architecturally striking detached Victorian home is

beautifully proportioned and practically configured over three floors. There is a wonderful flow to the accommodation with the generous ceiling heights and excellent flow of natural light further emphasising the gracious room proportions. The house has great period integrity with a number of notable features, including some lovely fireplaces, large sash hung windows and ceiling cornices. Also of particular note is the fabulous Mark Wilkinson kitchen.

Whilst our clients have lovingly nurtured the house over many years there is excellent scope for any incoming purchasers to stamp their own identity and extend underneath if so required, subject to the usual local authority planning consent and building regulation requirements.

To the rear of house there is a delightful south facing garden, that is predominantly laid to lawn with established borders and a large patio for alfresco dining. Whilst to the front there is secure off street parking.

Tenure

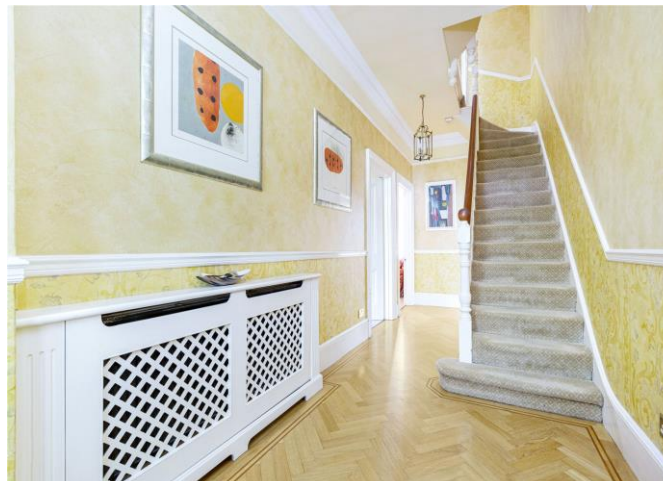
Freehold

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.






Lion Gate Gardens

Approximate Gross Internal Area = 2927 sq ft / 271.9 sq m
(Excluding Reduced Headroom / Eaves / Including Wine Cellar / Including Courtyard)
Reduced Headroom / Eaves = 48 sq ft / 4.5 sq m
Shed = 109 sq ft / 10.1 sq m
Total = 3084 sq ft / 286.5 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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. 20210929DANH

