



A wonderfully situated riverside townhouse with exceptional views

Northumberland Place, Richmond, Surrey, TW10

£3,100,000 Share of Freehold

savills

Incredible river views • Secure gated parking • South Westerly garden • Superb central location • Generous river facing balcony

Local Information

Superbly situated within just a few hundred yards of the sophisticated shops, boutiques and restaurants of Richmond High Street, Northumberland Place overlooks a particularly scenic stretch of the River Thames and Richmond Bridge - London's oldest surviving Thames crossing.

Richmond train station provides a direct and rapid overland service into London Waterloo, as well as the District line tube and overland to Stratford, via north London.

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

About this property

This exclusive gated development is comprised of just twelve modern riverside townhouses that were constructed in 1983. Number 8 occupies an exceptional end of terrace position within the development, enjoying what can only be described as breathtaking river views, as well as an excellent flow of natural light.

Of particular note is the generously proportioned open plan reception space that is split level and features a wonderfully high ceiling to the living area. This space opens directly onto a large south west facing balcony, which

perfectly captures the river views (as well as the late afternoon and evening sunshine) and provides an ideal al fresco dining area.

The private garden opens out onto beautifully tended communal gardens which in turn provide direct access onto the River Thames towpath, via a security gate. To the front of the house there is off street parking for two cars, as well as an integral garage and visitors parking.

Tenure

Share of Freehold (961 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.





Northumberland Place

Approximate Gross Internal Area = 2227 sq ft / 206.9 sq m
(Excluding Reduced Headroom / Including Garage)
Reduced Headroom = 167 sq ft / 15.5 sq m
Total = 2394 sq ft / 222.4 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	70	77
(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		
EU Directive 2002/91/EC		

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