



**JAMES
ANDERSON**



FOR SALE

£1,050,000

Topiary Square, Richmond, TW9

1,550 SQft - FOUR BEDROOMS - PARKING - SOUTH FACING GARDEN - HUGE POTENTIAL TO ADD VALUE

An un-modernised four-bedroom Georgian-style townhouse in a residential cul-de-sac of smart identical houses. Accommodation offers three or four bedrooms, depending on preference of room designations, two bathrooms and a good-sized kitchen, a large reception room and separate dining room. There is also an integral garage space ideal for storage or converting like many of the neighbouring properties. Outside the property boasts a south facing garden that is mainly paved for low-maintenance and year-round usability and off road parking to the front.

Topiary Square is an attractive residential street located very close to Kew Gardens and conveniently placed for central Richmond, yet tucked away from main roads and traffic. Richmond town centre and station are approximately 1/2 mile away where many well-known retailers, smaller boutique shops, restaurants and cafes occupy the high street and surrounding roads and lanes. Kew Village is also easily accessible.



Four Bedrooms



Two Bathrooms



Reception & Dining Rooms



South Facing Kitchen



Freehold | EPC D | Council Tax



Kew Gardens Tube & Overground



EXCELLENT Schools Nearby



Cul-De-Sac Location



SOUTH FACING GARDEN



Off Street Parking



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Topiary Square

Approximate Gross Internal Area = 1556 sq ft / 144.5 sq m
 (Excluding Reduced Headroom / Including Garage)
 Reduced Headroom = 8 sq ft / 0.8 sq m
 Total = 1564 sq ft / 145.3 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 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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England & Wales		EU Directive 2002/91/EC	

