JAMES ANDERSON











FOR SALE

£675,000

Lower Richmond Road, Richmond, TW9

Situated close to Richmond and Kew, this generously proportioned four-bedroom end of terrace house presents an exciting opportunity for families and developers alike. Offering excellent scope for further extension (subject to the usual planning permissions), the property is ideal for those looking to create a long-term family home close to excellent local schools.

The property currently comprises a separate kitchen, a spacious reception room, conservatory and downstairs w.c. on the ground floor. The upper floors host four bedrooms, and one shower bathroom. While the property would benefit from some modernisation, it retains a solid layout and great natural light, providing a fantastic foundation for personalisation and enhancement. Externally, there is a private south facing rear garden with useful side access, perfect for outdoor entertaining or family play, and the front garden can easily be converted for car parking.

With close proximity to outstanding local schools, Richmond Park, Kew Gardens, and the excellent transport links of Richmond and Kew Gardens stations, this is a rare chance to secure a home with both character and promise in a highly desirable location.

- Four Bedrooms
- One Bathroom
- South Facing Reception Room
- Separate Kitchen
- Freehold | EPC D | Council Tax D
- North Sheen Station Is Nearest (0.5miles) & Richmond, Mortlake & Kew Gardens Stations Are Also Closeby
- Darell Primary School & Holy Trinity Nearby
- Richmond / East Sheen Borders
- South Facing Rear Garden
- Scope To Improve & Extend (STPP)

Lower Richmond Road

Approximate Gross Internal Area = 1276 sq ft / 118.6 sq m
(Including Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 63 sq ft / 5.9 sq m

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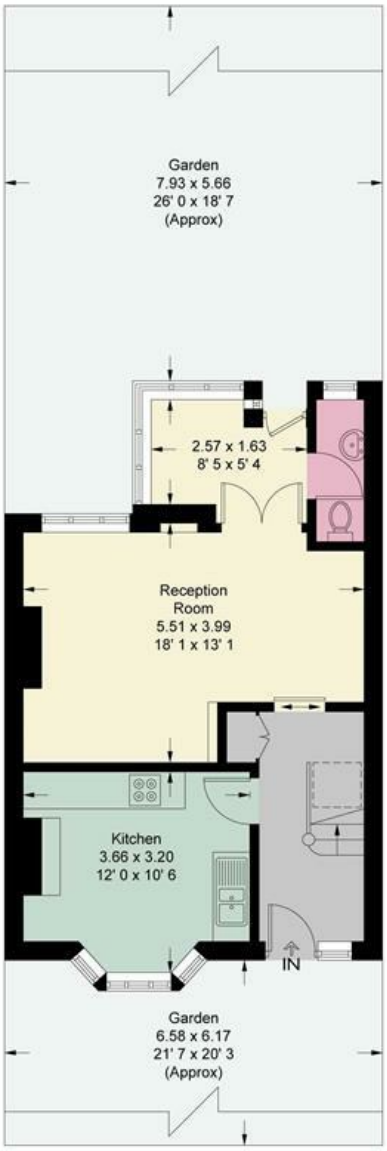
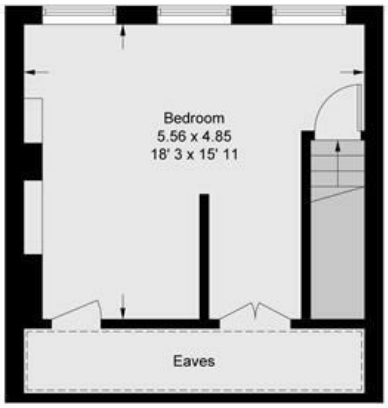
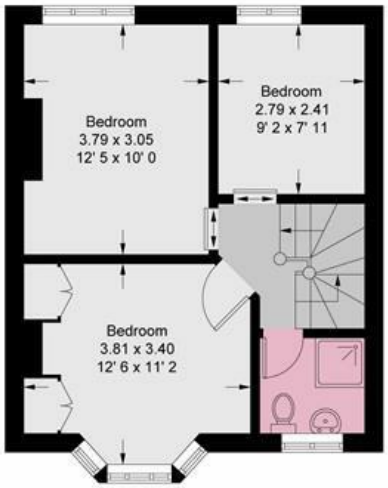
= Reduced headroom below 1.5m / 5'0



Ground Floor
494 sq ft / 45.9 sq m
(Including Reduced Headroom)



Second Floor
367 sq ft / 34.1 sq m
(Including Reduced Headroom / Eaves)



First Floor
415 sq ft / 38.6 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.

