An exquisitely refurbished and superbly situated Regency home

Richmond Hill, Richmond, Surrey, TW10

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Local Information
The house occupies a wonderful position on the lower slopes of the much acclaimed Richmond Hill, within just a few hundred metres of the sophisticated shops and restaurants that Richmond has to offer.'The Hill' has a lovely village atmosphere with its delightful array of boutiques, cafes and more specialist stores.

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

Richmond Park and a particularly scenic stretch of the River Thames can also be found within just a few hundred metres, offering ideal retreats from the hubbub of daily life.

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

About this property
Sitting pride of place at the centre of this exclusive landmark Regency terrace this beautiful Grade II listed townhouse has recently been tastefully and painstakingly re-modelled, extended and refurbished by our clients, with a real depth of quality and attention to detail. Working closely with a Heritage architect to both preserve and enhance the wonderful period integrity of the house the two year renovation project took the property back to its bare bones.

Period features include high corniced ceilings, gorgeous fireplaces, operational box window shutters and a most elegant staircase. All of which are beautifully complimented by the tasteful decor and excellent natural light that is afforded by the large windows and open rear aspects towards London. The house seamlessly blends its original character with a contemporary feel and cutting edge state of the art technology that will future proof it for many years to come.

The principal floors have fantastic ceiling heights and the configuration of the accommodation provides superbly for both everyday family life and more formal entertaining. There is also separate access to the lower ground floor, providing independence for an older child or a long stay guest, if so required.

Other features of particular note include a stunning bespoke Smallbone kitchen, Schotten and Hansen flooring, Cantifix extensions, Smallbone bedroom cabinetry, a Bisazza main bathroom, beautiful limestone flooring to the downstairs bathroom and atrium area,

underfloor heating and air conditioning throughout.

To the rear of the house there is a courtyard garden paved with Yorkstone, whilst to the front there is a charming south west facing garden set behind wrought iron railings and a full width first floor canopied balcony that comes off the principal reception room and provides an ideal spot to enjoy the evening sun. To the rear of the garden there is a double garage, which has provision to park a further car in front of it.

Tenure
Freehold

Local Authority
Richmond upon Thames

Energy Performance
EPC Rating = Exempt

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Richmond Office.
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Richmond Hill

Approximate Gross Internal Area = 3154 sq ft / 293 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 129 sq ft / 12 sq m
Bin Store = 56 sq ft / 5.2 sq m
Double Garage = 302 sq ft / 28.1 sq m
Total = 3641 sq ft / 338.3 sq m

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