

6 Lancaster Mews, Richmond Hill, TW10 6RG

£1,375,000 Freehold



VP

- Immaculate 2 bedroom town house
- Master Bedroom Suite
- Further double bedroom
- Prestigious Richmond Hill location
- Private terrace
- 2 bathrooms and guest cloakroom with utility.
- Large 1st floor reception room
- Ground floor kitchen/dining room
- Garage
- On-street permit parking through Richmond Council
- Short walk to Richmond town centre, the River and Richmond Park

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SUMMARY

- Immaculate 2 bedroom town house
- Master bedroom suite
- Further double bedroom and home office
- Prestigious Richmond Hill location
- Private terrace
- 2 bathrooms (one en-suite)
- Guest w.c. and utility cupboard
- Large 1st floor reception room with two Juliet balconies
- Ground floor kitchen/dining room
- Large loft space which is fully boarded
- Garage
- Alarm system
- Double glazed
- Understairs storage
- On-street permit parking permitted through Richmond Borough Council
- Very short walk to Richmond town centre, the River and Richmond Park

THE PROPERTY

This superb terraced house is tucked away in this private cobbled mews just off the lower slopes of Richmond Hill, and is perfectly situated for Richmond town centre, the riverside, Richmond Green and all transport links. The property is so convenient and ideal as a lock-up and go. It also comes with a garage.

This home is decorated to an extremely high spec. The kitchen would appeal to the inner chef in anyone, and is semi-open plan to the dining room with its bifold doors leading out to the terrace that has a distinct Mediterranean feel about it. The first floor reception room is a place of calm and serenity and the top floor master bedroom with ensuite bathroom is every bit as good as a 5 star hotel. The second bedroom doubles as a home office and is served by a further shower room.

The ground floor has a guest cloakroom with utility cupboard housing washing machine and separate dryer.

THE AREA

Richmond has been deemed the happiest place in London to live and you can see why. With award winning restaurants, a theatre famous for its productions as well as all the beauty of Richmond Park on your doorstep in which to externalise, there is always something to perk up your day. Heathrow is 20 minutes (on a good day) and Richmond station is ideal for the City – 18 minutes into Waterloo and Tubes onwards.

For the hard-core sports fan, this is also the capital of Rugby Union, with Twickenham, (England), the Stoop (Harlequins) and the Old Deer Park (London Welsh) all close by. The river plays a major role in Richmond life too, with a large array of restaurants and bars dotted along the towpath, a saunter along here is scattered with historical gems too, there is simply so much to explore.

Lancaster Mews, Richmond, TW10

Approximate Gross Internal Area = 99.1 sq m / 1066 sq ft
(Excluding Void)
Garage = 11.1 sq m / 119 sq ft
Total = 110.2 sq m / 1185 sq ft

FLOORPLAN



All measurements are in accordance to the RICS Code Of Measuring Practice.
Measurements are approximate & only for illustrative purposes.
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TERMS

**Richmond Borough Council – Tax Band G
£3,369.22 2022/2023**

EPC Rating - C

Informal Service Charge: £100 per month which covers maintenance of the communal areas, planting and weekly watering of the window boxes, sweeping the mews, re-painting garage doors, front doors and window frames front and rear every 5 years.











