



CHATTERTON | REES



57 Princes Road, Richmond, TW10 6DQ

Guide price £1,399,950

A beautifully extended home on a hugely sought after Victorian street in Richmond. The current owners have totally refurbished this house from top to bottom, including re positioning the stair case and front door to allow for a stunning reception room, leading through to a dining and kitchen area with the added benefit of bi fold doors flowing onto your private west facing garden and a w.c to the rear of the kitchen.

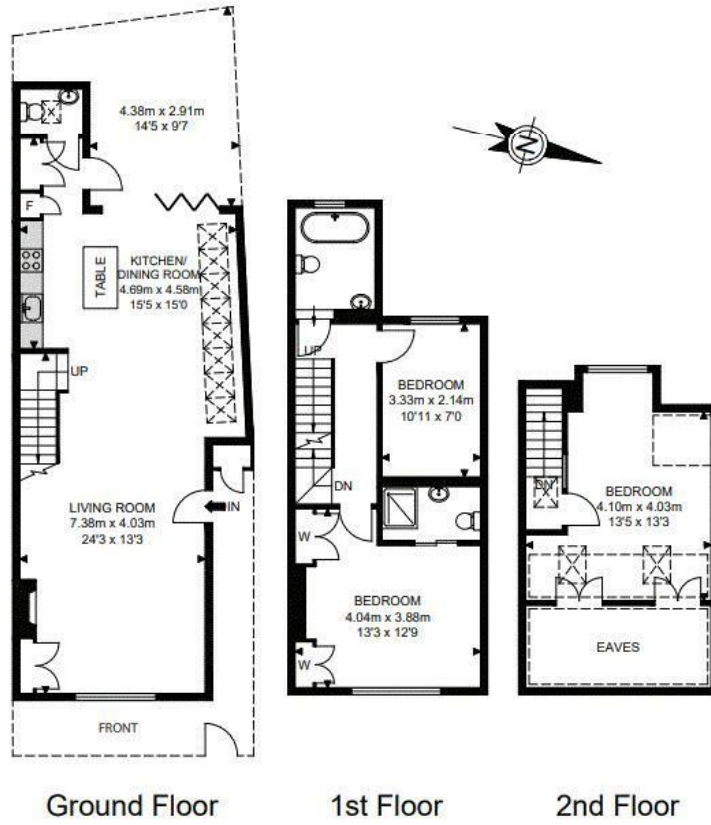
The first floor is home to the master suite with built in storage and an ensuite shower room as well as a further bedroom and bathroom to the rear. The top floor has been extended in to the loft to create a third bedroom with plenty more storage to go with it.

There is solid wood flooring throughout and the fixtures and fittings including bathrooms and kitchen have also been finished to a very high standard.

Located on a quiet street only a short distance from all of the wonderful hops, cafes and restaurants Richmond has to offer along with no onward chain this is an ideal purchase for anyone looking for a house needing no work and in a prime location.

Floor Plan

Princes Road



APPROX. GROSS INTERNAL FLOOR AREA 1065.62 SQ FT / 99.0 SQM
 APPROX. GROSS EXTERNAL FLOOR AREA 279.86 SQ FT / 26.0 SQM
 RESTRICTED HEIGHT AREA 141.0 SQ FT / 13.10 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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