

Hamptons

INTERNATIONAL



Lion Gate Gardens, Richmond, TW9

6  5  2 

GUIDE PRICE

£3,950,000

(£3,950,000)

Property details



Key features

- **Exceptional living space**
- **GED laundry chute**
- **Fondis wine cellar**
- **Helo steam room**
- **Utility room**
- **Immaculate garden**
- **Downstairs WC**
- **Six bedrooms**
- **Five bathrooms**
- **Off-street parking**

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Description

Immaculately-presented Victorian family home offering six bedrooms and five bathrooms, close to Kew Gardens, with no onward chain. A wonderful family home situated on the prestigious Lion Gate Gardens in Kew, just moments away from the Lion Gate entrance into Kew Gardens. The house provides exceptional living space and high ceilings across three floors. The hallway is filled with natural light and offers a clear line of sight to the rear garden. Leading off the hallway is a reception room currently used both as a sitting area and a cinema room with an in-ceiling cinema screen and ceiling speakers, a practical storage/boot room, separate utility room, downstairs WC, and access to a basement cellar equipped with a Fondis Wine Cellar. The main living room also benefits from underfloor water heating, with an extremely well equipped Hacker Kitchen, Westin Extractor, Gaggenau oven as well as a 2nd Zanussi oven in the larder and Miele dishwasher. The first-floor hosts a stunning principal bedroom suite complete with a Helo Steamroom and two double bedrooms with own ensuite bathrooms. A further three bedrooms (one ensuite) along with one family bathroom are located on the second floor as well as an extra 200 sqft of storage space in the loft. All bathrooms benefit from electric underfloor heating. The first and second floors also offer very practical laundry chutes that run down to the utility room. The house further benefits from four zone heating and water meaning each floor can be controlled separately and CAT 6 cabling to all the reception areas and bedrooms. The front garden offers ample resin-bound off-street parking for multiple cars complete with a Zappi electric charge point. This elegant Victorian family home has been impeccably maintained during the current owner's tenure and comes to the market with no onward chain. Outside There is a wonderful rear garden spanning approximately 63ft' predominantly laid to lawn with a separate patio seating area along with an Astroturf play area with climbing wall, football goals and tennis wall. Situation Lion Gate Gardens is a favoured and attractive road that features many fine period properties; it runs parallel with Kew Road and is located around 0.8 miles from central Richmond/station. It is also very convenient for access to several of the areas most coveted state primary schools, some of which are rated as Outstanding by Ofsted as well as numerous excellent private schools. The world-famous Royal botanical Gardens (Kew Gardens) lie just one road away and can be accessed on foot in just a few minutes. Richmond town centre is home to many well-known retailers and smaller boutique shops that occupy the high street and surrounding roads and lanes, together with mainstream and independent restaurants, cafes and pubs. Richmond station, with fast connections to London Waterloo via modern South Western Railway trains, plus District Line Underground and Overground services, is in the middle of the town centre, as is Richmond Green and the River Thames. Kew Village and Kew Gardens Station is also easily accessible. Property Ref Number: HAM-60620





















Floor plan

LIVABLE GARDENS

Approximate Gross Internal Area (excluding reduced headroom)

Basement = 198 sq. ft. (18.4 sq. m.)

Ground floor = 1702 sq. ft. (158.1 sq. m.)

First floor = 1078 sq. ft. (100.2 sq. m.)

Second floor = 867 sq. ft. (80.6 sq. m.)

Loft = 222 sq. ft. (20.6 sq. m.)

Outbuilding = 58 sq. ft. (5.4 sq. m.)

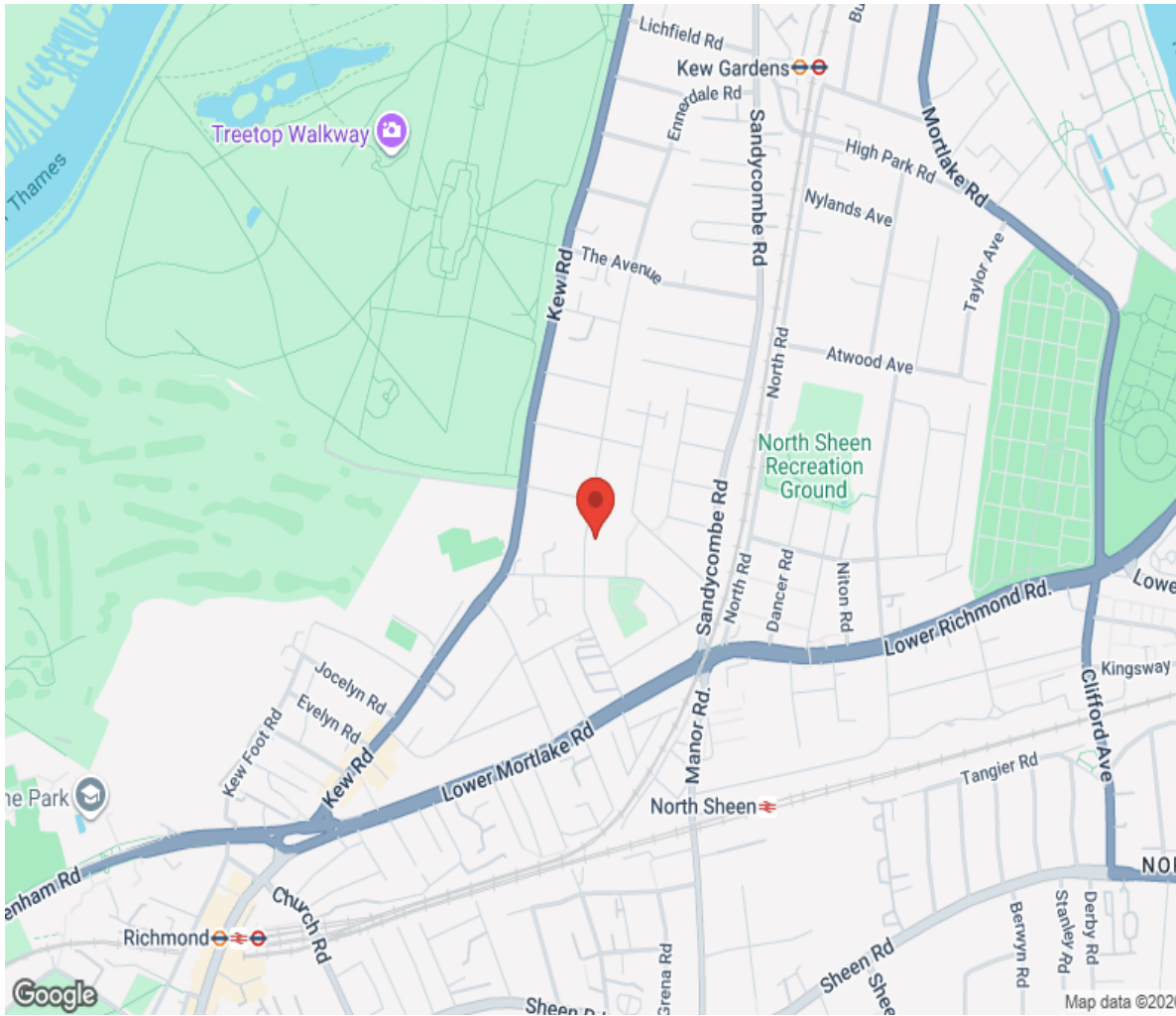
Reduced headroom = 307 sq. ft. (28.5 sq. m.)

Total = 4432 sq. ft. (411.8 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. MfA for every room is taken in the measurement of this plan. Please check all dimensions, doors and window functions before finalising any decisions related to this plan.

Location



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