



**Upper Ham Road
Richmond, TW10 5LA**

This superb detached lateral house is set back from Upper Ham Road. Entered through gates to the sweeping gravelled driveway to the main house, separate self-contained Lodge, car port and fabulous garden.







The main house is spacious, and well laid out. To the ground floor the reception room spans just under 30 ft wide and opens through two sets of French doors, to the decked veranda and onto the south westerly garden. The kitchen dining room is spacious and again opens to the veranda and garden, providing covered alfresco dining and entertaining space.

There is an office, large dining room, guest bedroom, bathroom, and laundry room also on the ground floor.

To the lower floor, there is a games room/cinema and storage.



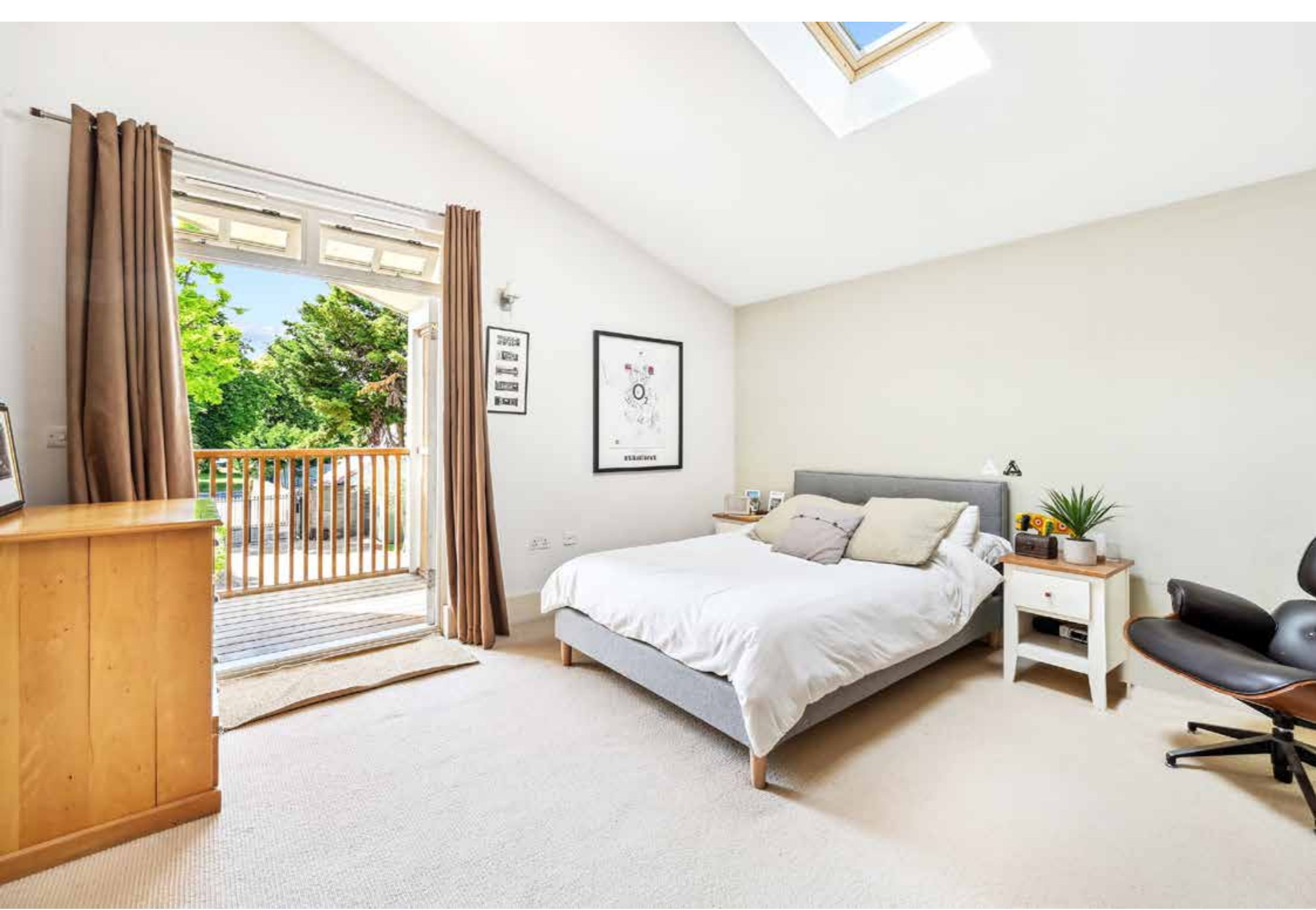
The upper floor comprises 3 double bedrooms plus the master suite (double bedroom, dressing area and bathroom) and family bathroom. Two of the bedrooms open to balconies and the master suite and second bedroom overlook the garden.

The garden is a great size extending to over 70ft with a southerly aspect, mainly laid to lawn with mature borders of trees and flowering plants, a veranda spans the whole length of the rear of the property, providing a covered outside area from the kitchen and reception room for alfresco dining all year round and entertaining space.

The Lodge is located above the car port with its own separate entrance, and comprises a spacious studio room, open plan kitchen and shower room. The Lodge provides living accommodation for a nanny/teenager or house guests.

The car port is lit, provides space for a couple of cars and storage rooms.













Upper Ham Road

Richmond, TW10

Approximate Gross Internal Area
306.96 Sq M / 3,304 Sq Ft

Studio
26.67 Sq M / 287 Sq Ft

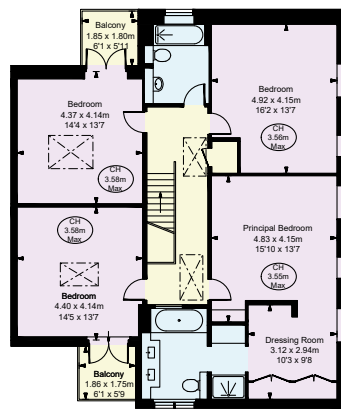
Storage
9.09 Sq M / 98 Sq Ft

Car Port
28.46 Sq M / 306 Sq Ft

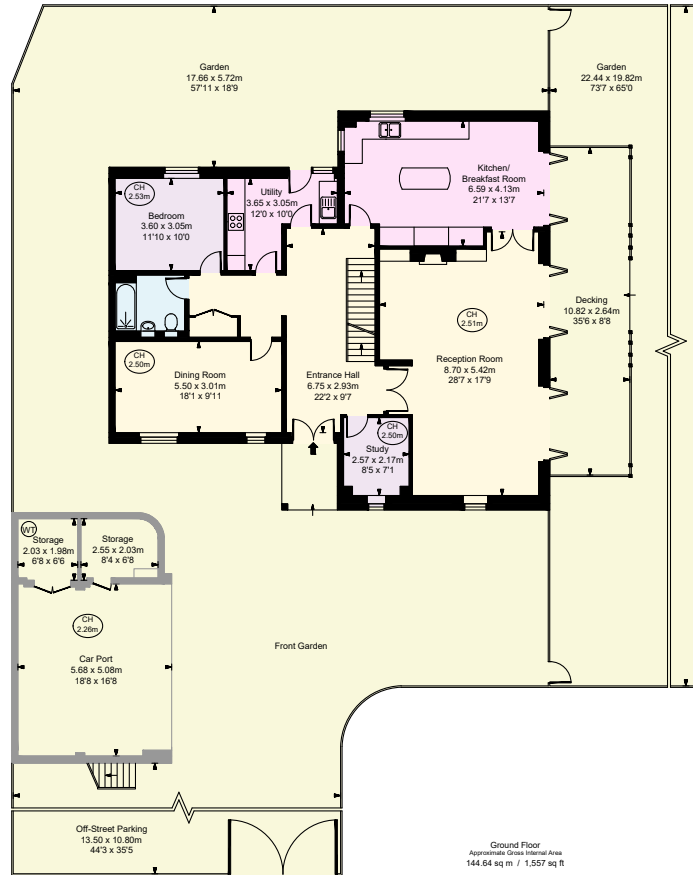
Total Areas Shown On Plan
371.18 Sq M / 3,995 Sq Ft

Plot Size
1,015.15 Sq M / 10,927 Sq Ft
(Including Building)

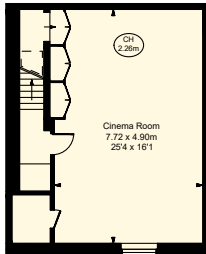
(Including restricted height
under 1.5m (1' 6"))
(CH = Ceiling Heights)



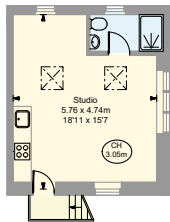
First Floor
Approximate Gross Internal Area
115.21 sq m / 1,240 sq ft



Ground Floor
Approximate Gross Internal Area
144.64 sq m / 1,557 sq ft



Lower Ground Floor
Approximate Gross Internal Area
47.11 sq m / 507 sq ft



Studio
5.76 x 4.74m
18'11" x 15'7"

Price: £3,500,000

Tenure: Freehold

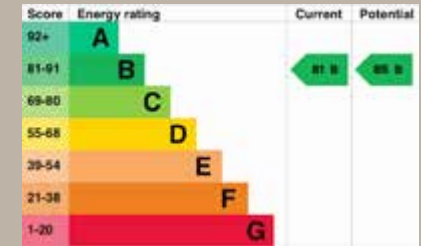
EPC rating: Langton House B

The Lodge C

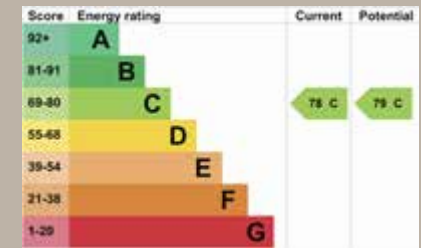
Council Tax Band: H £4,282

Local Authority: Richmond Upon Thames

Langton House



The Lodge



Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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