



FRIARS LANE, TW9  
**£1,050,000 LEASEHOLD**

**Winkworth**



## FRIARS LANE, TW9

**An exceptional first-floor, two-bedroom apartment located within a prestigious gated development in the heart of Richmond town centre.**

Surrounded by beautifully landscaped communal gardens, the residence enjoys direct access to the picturesque River Thames towpath, offering a serene riverside setting.

The apartment features a separate, well-appointed kitchen by Mark Wilkinson Furniture. It is equipped with high-quality Miele appliances, a full-sized fridge and freezer, a dishwasher, a washing machine, a macerator and ample storage. A back door provides convenient garden access.

There are two spacious double bedrooms, both with full-sized wardrobes. The second bedroom, currently used as a day room, boasts a period fireplace, fitted wall safe, and a private south-east-facing balcony with delightful views over the landscaped gardens and the River Thames. A well-appointed family bathroom includes a bathtub, while a separate guest WC is located off the reception room, which also accommodates a dining area.

Bespoke furnishings and elegant wood flooring enhance the interiors. Residents benefit from on-site portorage and off-street parking.

Steeped in history, Queensberry House was once home to Lady Sheila Attenborough, wife of the esteemed actor and director Lord Richard Attenborough. Originally part of the Cholmondeley estate, the property became associated with the 4th Duke of Queensberry in the 1780s. Its sought-after location on Cholmondeley Walk provides direct access to the riverside promenade, offering a peaceful retreat just moments from Richmond's vibrant town centre.

Richmond town centre, just 200 metres away, boasts an array of shops, restaurants, and cultural attractions, including its renowned theatre. Richmond Station is also within easy reach, providing fast connections to London Waterloo via National Rail and access to the District Line. With its rich history, prime location, and exceptional living standards, this apartment presents a rare opportunity to acquire a truly remarkable home.

**Estimated Service Charge £7,692 per annum**

**Ground Rent £70 per annum**

**Leasehold approximately 987 years remaining**

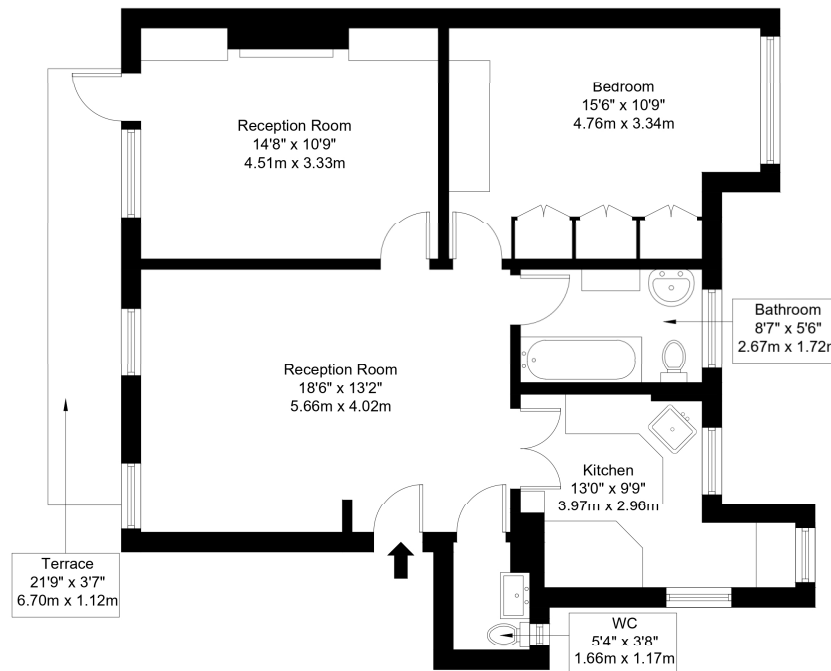


# Queensberry House, TW9 1NT

Approx Gross Internal Area = 84.1 sq m / 906 sq ft

Terrace = 7.50 sq m / 80 sq ft

Total = 91.6 sq m / 985 sq ft

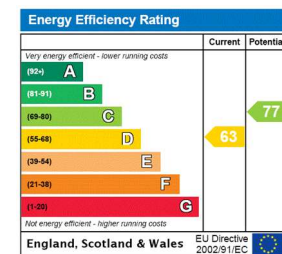


First Floor

Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
Copyright @ BleuPlan



Wimbledon | 02037614040 | wimbledon@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

