

71 Queens Court, Queens Road, Richmond, TW10 6LB



Guide Price : £440,000

Council Tax Band E : £3038.57 (2026-2027)

EPC Band : E

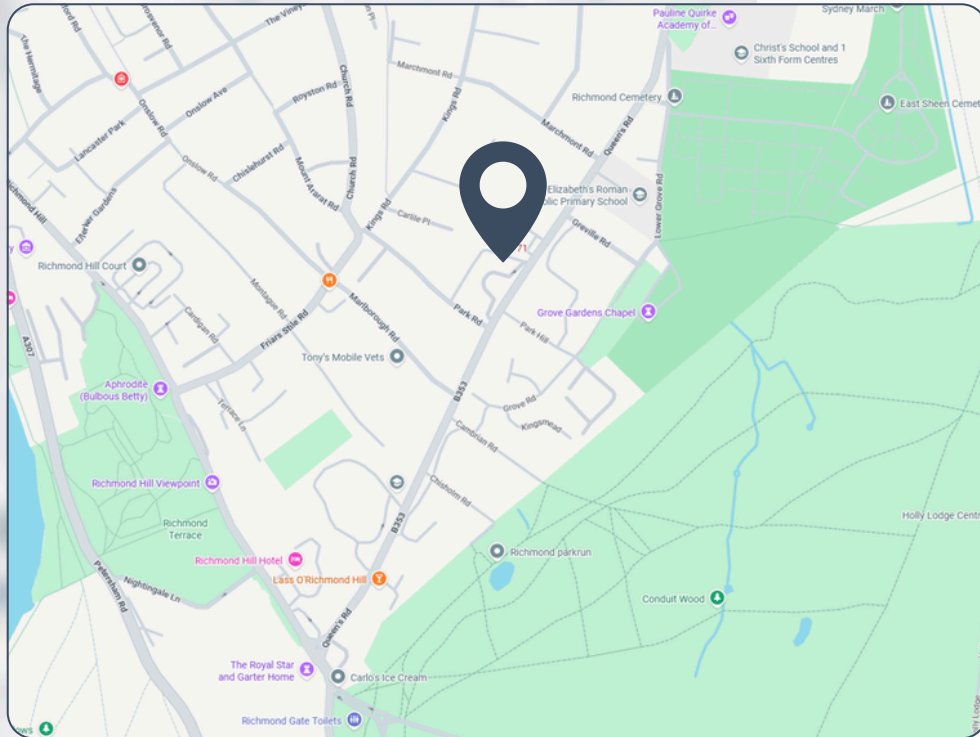
Share of Freehold

Square Footage : sq ft

Location

You'd be hard pressed to find another community like Richmond. It's fun, vibrant and a mix of thoroughly interesting and creative types who love their neighbourhood, reflected in the colourful list of coffee shops, delis, independent retail shops, great pubs and the much-loved Richmond Theatre.

This extraordinary city fringe destination was recently deemed the happiest place in London to live and you can see why. With its exceptional public spaces (such as Richmond Park and the Thames Path), award winning restaurants, great schools, and a theatre famous for its productions, there is always something to perk up your day. Heathrow is 20 minutes (on a good day) and Gatwick airport is 55 minutes by train from Richmond station. On that point, Richmond station is ideal for the City - 18 minutes into Waterloo and it also has the District Line Tube. 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 as well as Ham Polo Club.



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Summary

- Superb two double bedroom apartment on the 5th (top) floor of this beautifully maintained Art Deco development (with a lift)
- Spacious hallway
- Large living room
- Two double bedrooms
- Bathroom with utility
- Very attractive kitchen with door to the service area that houses a rubbish chute and rear staircase
- Double glazed
- Fabulous far-reaching views

The Property

Set on the fifth and top floor of Queens Court, this bright two-bedroom apartment enjoys a particularly open outlook with far-reaching views that give the property a real sense of space.

Queens Court is an attractive and exceptionnally well-maintained Art Deco development centred around generous communal gardens. One of its biggest advantages is the location, with Richmond Park exceptionally close by, with pedestrian gates set into the nearby boundary wall providing easy access for walking, running or simply escaping into the park. In the other direction, Friars Stile Road is only a short walk away, with its useful collection of local shops, cafés, coffee spots and Sainsbury's.

Inside, the flat extends to approximately 653 sq ft and has a very practical layout. The reception room is a particularly good size at over 15 ft long, with wood flooring, a fireplace and two windows taking advantage of the elevated position and views. There are two double bedrooms, including a generous main double bedroom, while the second works equally well as a guest room, study or nursery.

The separate kitchen has plenty of storage and worktop space, together with integrated appliances, while the bathroom is fully tiled and fitted with both a bath and overhead shower, you will also find the utility area and additional storage.

Being on the top floor is a definite plus, with no neighbours above and some of the best views within the development. There is also a communal bicycle store, while residents' parking is available on a first-come, first-served basis around the central garden. For additional parking, there are also unrestricted spaces available on a number of the surrounding roads.

With Richmond Park almost on the doorstep, useful local amenities close by and Richmond town centre within easy reach, it is a well-positioned flat that combines green surroundings with convenient access to everyday amenities. North Sheen Station is also within easy reach, providing regular rail services into London Waterloo via Richmond, Clapham Junction and Vauxhall, making it convenient for commuters.

This place will make you very happy indeed.

Nice to know:

Share of Freehold with long lease

No ground rent

Annual Service Charge : £1500 pq which includes a contribution to the sinking fund

Communal hot water included

Double glazed throughout

Lift

Bike rack

There is a resident caretaker

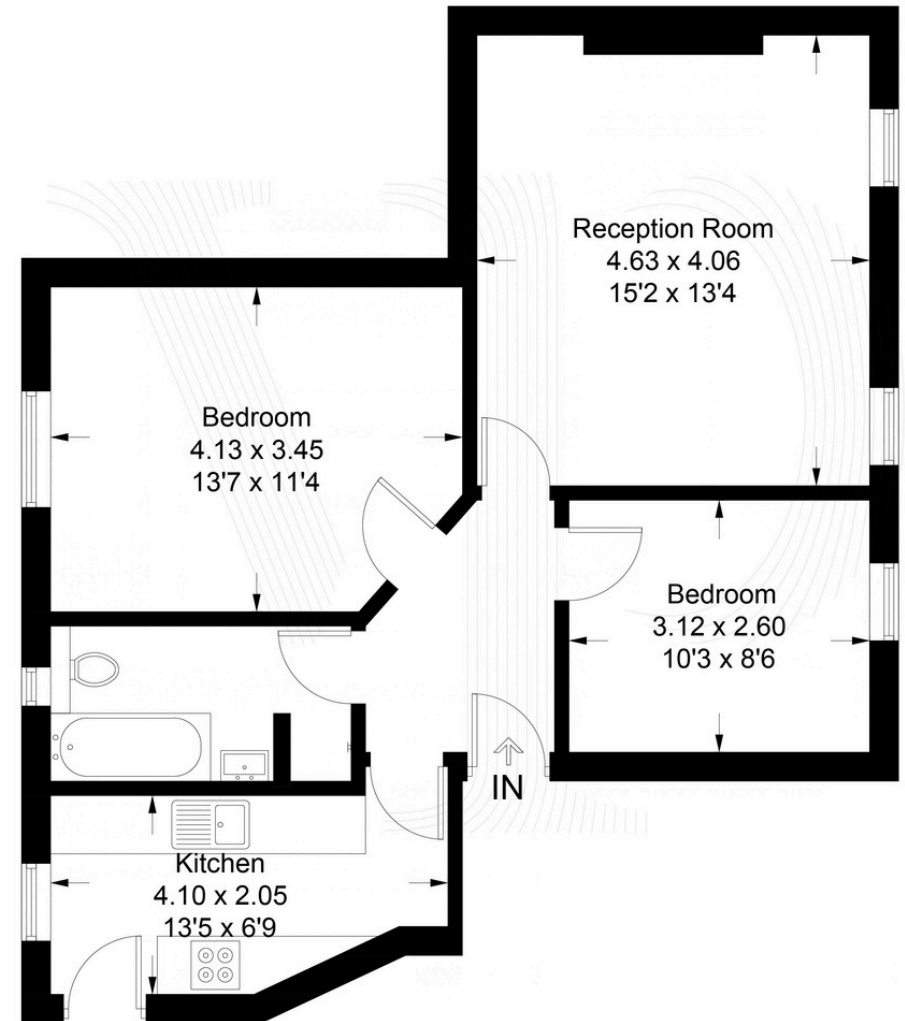
First time on the market for 22 years

Recently fully re-decorated

No chain

Queens Road, Richmond, TW10

Approximate Gross Internal Area = 60.7 sq m / 653 sq ft



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