



St George's Road TW1

One of the finest houses situated within the very sought after Trust Grounds of St Margarets

Built circa 1854, Graff House is an elegant, double fronted detached house with fabulous proportions extending to approximately 6,708 sq ft (623 sq m). The property has just been completely renovated and now offers an extremely comfortable and state of the art family environment in this leafy enclave of St Margarets. Huge attention to detail has been paid to the stylish and contemporary designs and specifications found throughout the property with no expense spared on the textures, materials, woodwork and joinery in the house along with the technological lighting and media features with CAT5 cable wiring.

GRAFF HOUSE











The accommodation is arranged over three principal floors with additional rooms in the basement and a very large loft. The house is approached via wrought iron electric gates across a Yorkstone forecourt with parking for several vehicles. In brief the accommodation comprises a very welcoming reception hall, drawing room, dining room, cinema room, study, large office, stunning kitchen/breakfast area, family living area, cloakroom, utility, master bedroom suite with dressing room and sumptuous bathroom, five further bedrooms (one of which includes a shower room and kitchenette ideal for housekeeper/nanny), five further bath/shower rooms, childrens living room/bedroom 7, cellar with plant room, garage, loft. To the rear of the house is a very pleasant landscaped garden with a green oak pergola and wonderful views and direct access into the Avenue Gardens.

LOCATION

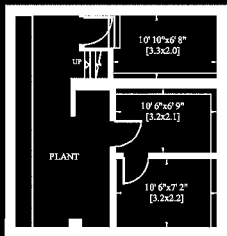
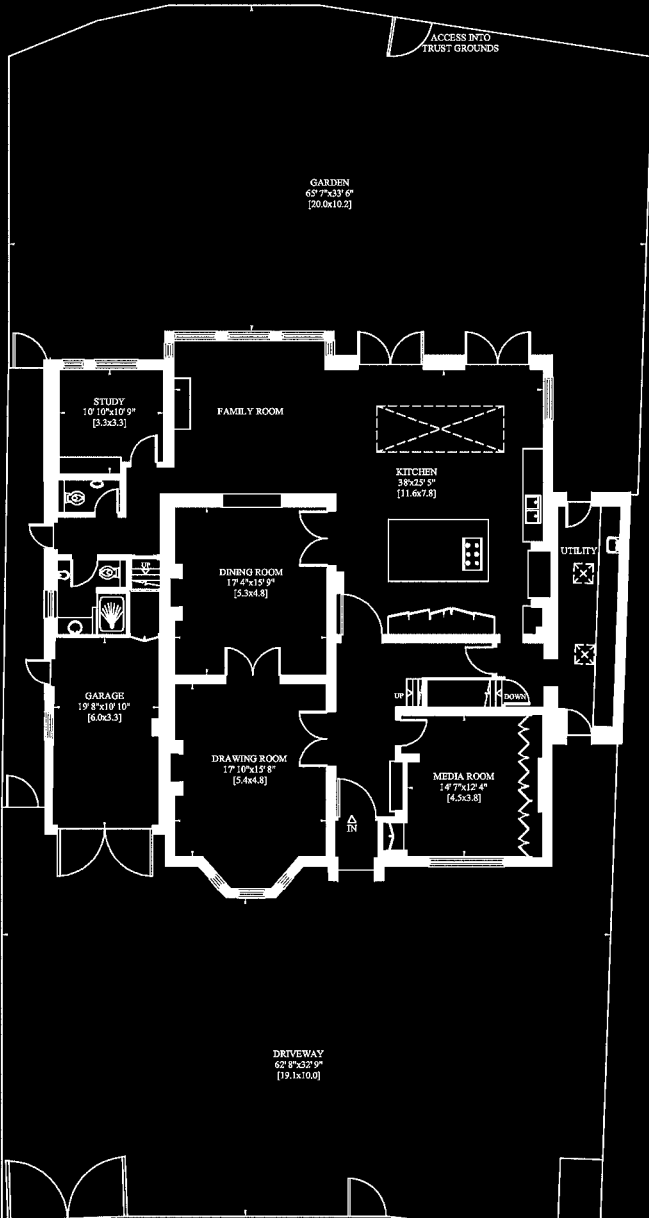
St George's Road is one of four roads that make up and form the St Margarets Trust Grounds, three individually secure and private gardens totalling some 12 acres and host to many events such as family picnics, tennis competitions and sports days. The village of St Margarets offers a wide variety of restaurants, bars and shops along with a mainline railway station running into Waterloo. Richmond town centre is approximately 1 mile away with numerous amenities and the famous attractions of The River Thames, Kew Gardens and open spaces of Old Deer Park are only moments away. The motorway network is easily accessed via the A316/M3 and Heathrow is approximately 8 miles distant.

-  London Heathrow
approximately 8 miles
-  St Margarets Station to London
Waterloo approximately 30
minutes
-  Richmond Station to London
Waterloo approximately 20
minutes
-  Central London approximately
10 miles



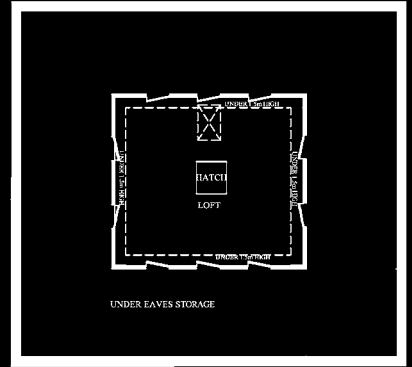
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential	Assessor	Current	Potential	Assessor
A	B	...	B	A	...
B	C	...	C	B	...
C	D	...	D	C	...
D	E	...	E	D	...
E	F	...	F	E	...
F	G	...	G	F	...

GROSS INTERNAL AREA
(EXCLUDING UNDER EAVES STORAGE AND UNDER 1.5M HIGH)
623 SQ M - 6,708 SQ FT

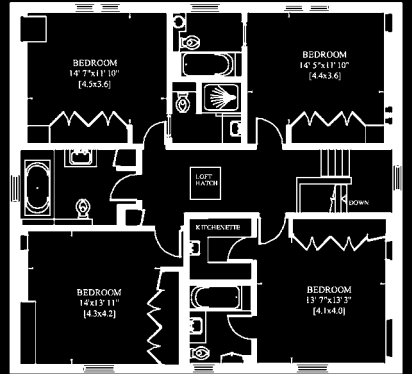


BASEMENT

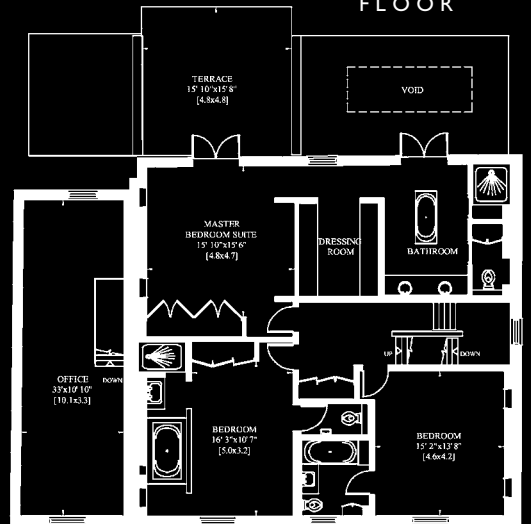
GROUND FLOOR



UNDER EAVES STORAGE



SECOND FLOOR



FIRST FLOOR

TENURE: FREEHOLD

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