

Bonnie Brae

Richmond Hill, Richmond upon Thames, Surrey, TW10 6RH



PRIORY LM



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Guide Price: £4,500,000

- An opportunity to create a substantial family house
Subject to planning consent
- Built in 1895 in one of the best locations in Richmond
- Breathtaking views of Petersham Meadows and the Thames
preserved by Act of Parliament (Richmond & Petersham Open Spaces Act 1902)
- Overlooking Richmond Terrace Gardens and a short walk from
Richmond Royal Park
- A wealth of original features retained throughout
- Substantial and mature rear garden extending to over 75 feet
or approximately 23 meters

Priory LM in association with Antony Roberts and James Anderson bring this exceptional and historic house to the market for the first time in almost 100 years.

74 Richmond Hill, known as Bonnie Brae which translates from Gaelic as 'Pleasant Hill by a River', was built as a family house. This substantial Victorian property offered eight bedrooms, three reception rooms, a conservatory, a large kitchen and butler's / maid's quarters on the lower ground floor.

Bonnie Brae has survived two World Wars, two Queens, three Kings and numerous Rock Star neighbours. Few properties of this size and location come to the market in Richmond and fewer still have a view protected by an Act of Parliament. Situated on the brow of Richmond Hill, overlooking the Terrace Gardens and the River Thames, this late Victorian five story home offering accommodation of almost 4500 sq feet, was built over a century ago and yet has been enjoyed by only two families. The current owner's great grandfather bought the house as a wedding present for his only son.

Richmond upon Thames is renowned for beautiful parks, and riverside walks. Across the road are the Terrace Gardens, a public park opened in 1887 as a formal space for perambulating and relaxing which was upgraded in 2009 with sustainable planting, traditional rose gardens and herbaceous borders. A short walk away is Richmond Park, which at almost 1000 hectares (2500 acres) is the largest Royal Park in London and home to around 650 deer. A pastoral landscape of hills, woodlands, ponds, gardens and grasslands set amongst ancient trees offers a peaceful respite to visitors. The Park is designated as a National Nature Reserve, a Site of Special Scientific Interest and a Special Area of Conservation.

Richmond is a vibrant community with an abundance of cafes, restaurants, and local amenities. Richmond Station offers excellent transport links to London and the West of England, yet it is just ten miles from Heathrow Airport. The town boasts three cinemas, two theatres, and a variety of live music venues. The arts and music have always been an important part of Richmond town life and it has been chosen as a home by many people from the entertainment industry.

Richmond Hill is surrounded by many impressive vistas, the best of which can be seen from the front windows of Bonnie Brae. JMW Turner's famous 1819 painting "Richmond Hill" captures this view looking over the Terrace Gardens and Petersham Meadows and on to the river Thames. The view is preserved by the Richmond, Petersham and Ham Open Spaces Act 1902 ensuring that it will be seen from the house for years to come.

Bonnie Brae, a unique property located in one of the most desirable areas of London, will appeal to those looking for a forever home within a family-orientated community surrounded by river walks and leafy parks but with all the amenities and attractions of city living on your doorstep.



View from the front windows of Bonnie Brae, Richmond Terraced Gardens and the River Thames



Petersham Meadows and Richmond Royal Park



View to the West





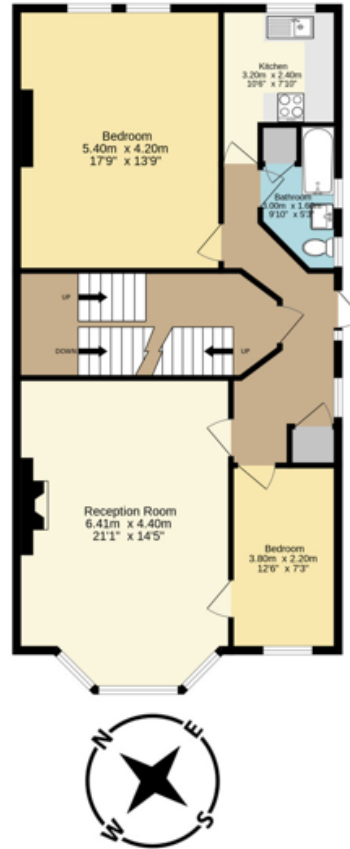
Lower Ground
93.3 sq.m. (1004 sq.ft.) approx



Ground Floor
87.7 sq.m. (944 sq.ft.) approx



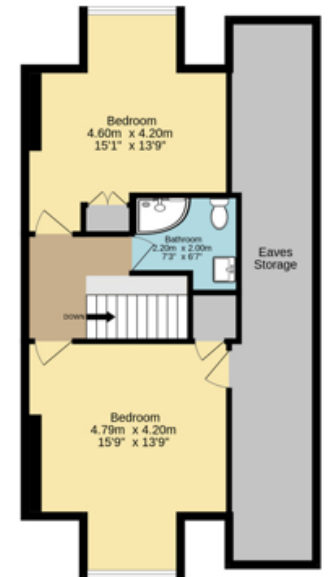
1st Floor
88 sq.m. (948 sq.ft.) approx



2nd Floor
85.8 sq.m. (924 sq.ft.) approx



3rd Floor
62.7 sq.m. (675 sq.ft.) approx



Richmond Hill – Richmond-upon-Thames
TOTAL FLOOR AREA : 417.5 sq.m. (4494 sq.ft.) Approx

David Harwood EPCs

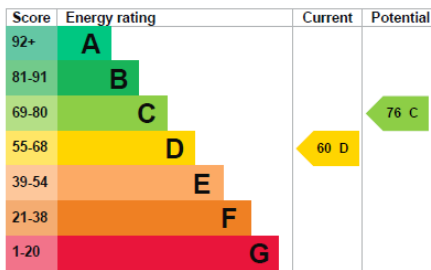
Bonnie Brae, Richmond Hill currently comprises:

1. Ground Floor; 4 rooms, kitchen and bathroom, split over the ground floor, the rear section of lower ground floor and the rear garden
Leasehold – 125 years from 8th December 2016 - No Ground Rent recorded at Land Registry
Council tax Band - C
2. First Floor; 3 rooms, kitchen and bathroom.
Leasehold – 99 years from 4th June 1980 – Ground Rent £100 pa rising to £150 on 29-09-2045
Council tax Band - F
3. Second and Third Floors; 5 rooms, kitchen and bathroom.
Part of Freehold
Council tax Band - F
4. Lower Ground Floor; Studio, kitchen and bathroom at the front of the building.
Leasehold – 99 years from 13th September 2007 – No Ground Rent recorded at Land Registry
Council tax Band - G

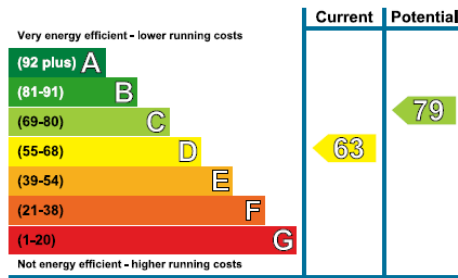
Service Charge – No Record of Service Charge Collection or Service Charge Accounts

Energy Performance Ratings of the Four Parts of the Building

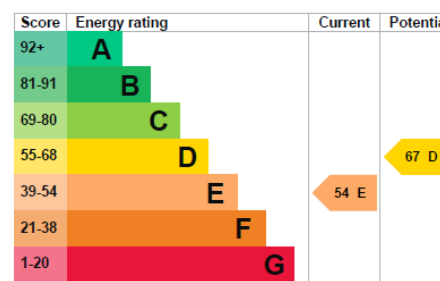
Ground Floor Flat– 74A



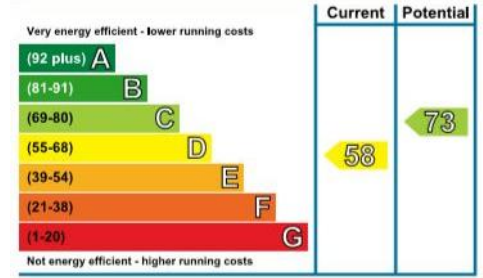
First Floor Flat– 74B



Second & Third Floor Flat – 74C



Lower Ground Floor Studio Flat



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Guide Price for the freehold interest with vacant possession
to include the leasehold interests:

£4,500,000



Priory LM

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