

ROSSDALE HOUSE

A rare opportunity to purchase within the Kew Foot Road Conservation Area of Richmond upon Thames.

Centre stage, the Grade II Listed façade of the Seventeenth Century Georgian townhouse and neighbouring wings, built over time during the Eighteenth and Nineteenth Centuries.

RICHMOND SQUARE

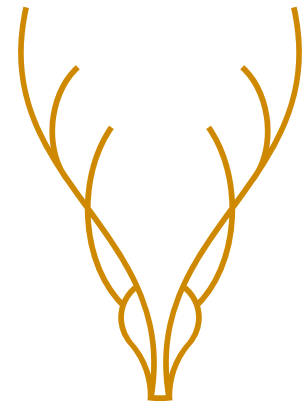
THE COLLECTION

ROSSDALE HOUSE

Rossdale House fronts Kew Foot Road and the Old Deer Park.

Many historic buildings of Merit, built over time during the Victorian and Edwardian eras, flank the original Grade II Listed façade of the central Georgian townhouse.





ROSSDALE
HOUSE

APARTMENT	FLOOR	TYPE	m ²	ft ²	PAGE NO
Rossdale House	Upper Ground First Second	Three Bedroom Townhouse	237	2,551	12
Thomson House	Upper Ground First	Two Bedroom Townhouse	85	914	20
R01	Ground	Two Bedroom Apartment	92	990	24
R02	Ground	One Bedroom Apartment	54	581	25
R03	Ground	Two Bedroom Apartment	65	699	26



RICHMOND SQUARE

THREE BEDROOM TOWNHOUSE

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ROSSDALE HOUSE

Uniqueness and modernity thrive alongside a sense of history and continuity of place. The magnificent central three bedroom townhouse over three floors, with its original Grade II Listed façade, presents an impressive heritage.





Pass through the grand doorway of the Grade II Listed Georgian townhouse to be received into the elegant entrance hall. Experience a sense of place evocative of the very best traditional Georgian houses.

ROSSDALE HOUSE
THREE BEDROOM TOWNHOUSE
ENTRANCE HALL | UPPER GROUND

Creating an affinity with the outdoors, the drawing room opens onto a private landscaped terrace leading to the inner courtyard beyond.



ROSSDALE HOUSE
THREE BEDROOM TOWNHOUSE
DRAWING ROOM | UPPER GROUND

ROSSDALE HOUSE THREE BEDROOM TOWNHOUSE

- Beautiful Kew Foot Road facing townhouse with private access to the original existing portico grand entrance
- Elegant entrance hall with retained existing Georgian staircase
- Dining space with retained Georgian style fireplace
- Grand drawing room with Juliet balcony and door onto bridge to provide its own access to the landscaped communal gardens



ENTRANCE HALL
5.0m x 4.9m | 16'4" x 16'0"

DRAWING ROOM
6.0m x 5.1m | 19'6" x 16'7"

DINING ROOM
5.0m x 3.6m | 16'4" x 11'8"

KITCHEN
4.4m x 2.7m | 14'4" x 8'8"

UPPER GROUND FLOOR



- Further Juliet balcony to kitchen area
- Concealed utility and WC off living space
- Traditional radiators throughout



- Large study space / family room offers views towards the park

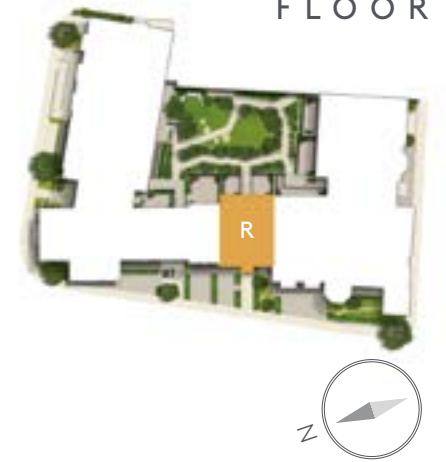
FAMILY ROOM
5.0m x 4.9m | 16'4" x 16'0"

MASTER BEDROOM
5.1m x 4.8m | 16'7" x 15'7"



BEDROOM TWO
5.0m x 3.8m | 16'4" x 12'4"

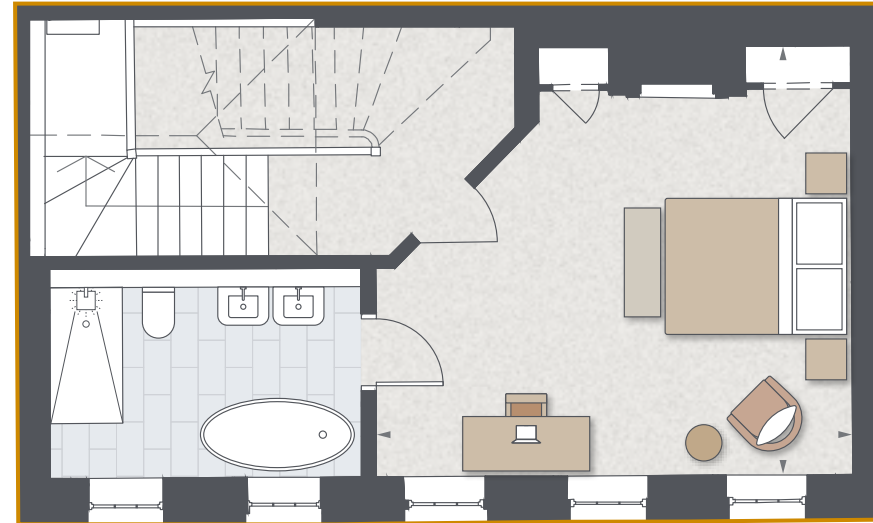
FIRST FLOOR



- Master bedroom suite with fitted wardrobes, feature bath, twin sink and separate shower
- Second shower room to provide either a second 'His & Hers' ensuite to the master bedroom or as guest facility
- Large second bedroom with fitted wardrobe



- Ornate roof light to hallway of additional bedroom suite
- Electronically operated window sections (power provided for motorised blinds for future installation)
- Spacious bedroom three with separate bathroom and shower ensuite



BEDROOM THREE
5.2m x 4.7m | 17'0" x 15'4"

TOWNHOUSE AREA
237m² | 2,551ft²

Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.



ROSSDALE HOUSE
THREE BEDROOM TOWNHOUSE
MASTER BEDROOM | FIRST FLOOR

TWO BEDROOM TOWNHOUSE

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THOMSON HOUSE

Elegant and tall, Thomson House is set within the Grade II Listed façade.
The beautiful two bedroom townhouse celebrates Georgian heritage.



THOMSON HOUSE
TWO BEDROOM TOWNHOUSE
DRAWING ROOM | UPPER GROUND

Where nature meets craftsmanship, the drawing room presents light and space with well proportioned feature windows that elegantly frame views of the landscaped courtyard gardens beyond.



THOMSON HOUSE TWO BEDROOM TOWNHOUSE



DRAWING ROOM
4.9m x 3.2m | 16'0" x 10'4"

KITCHEN
4.7m x 3.1m | 15'4" x 10'1"

UPPER GROUND FLOOR



- Elegant Kew Foot Road facing townhouse with access directly from concierge lobby
- Large grand entrance hallway
- Courtyard facing drawing room with beautiful retained tall windows
- Kew Foot Road facing kitchen area
- Tall floor to ceiling level 2.8m-3m

- Master bedroom with retained sash windows overlooking Richmond Square private gardens, fitted wardrobes and wide sliding door to the luxurious ensuite with free standing bath and separate shower
- Second bedroom suite with retained sash windows, views towards the park, fitted wardrobes and ensuite shower room
- Traditional radiators throughout

MASTER BEDROOM
4.6m x 3.1m | 15'0" x 10'1"

BEDROOM TWO
4.6m x 2.7m | 15'0" x 8'8"

TOWNHOUSE AREA
85m² | 914ft²

FIRST FLOOR



Please refer to the schedule for individual apartment ceiling heights.

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First impressions matter. Step into the entrance foyer of Richmond Square and feel completely at ease and at home, surrounded by the understated luxury of natural materials, muted tones and soft lighting.

THE CONCIERGE ENTRANCE



TWO BEDROOM APARTMENT

R01

Line and shading denotes bridge above



- Spacious courtyard facing apartment
- Own dedicated external access from Kew Foot Road
- Large open plan living area with double doors onto large courtyard
- Separate dining and kitchen area
- Traditional radiators throughout

LIVING ROOM
5.5m x 3.9m | 18'0" x 12'7"

MASTER BEDROOM
4.8m x 3.5m | 15'7" x 11'4"

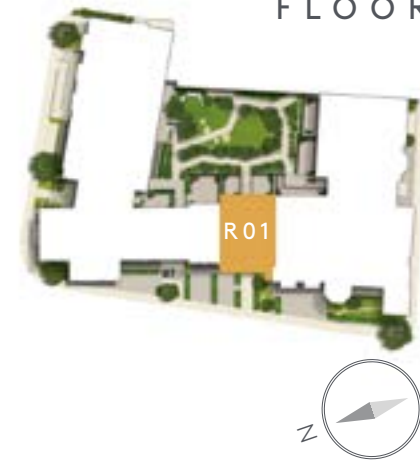
BEDROOM TWO
4.7m x 3.6m | 15'4" x 11'8"

TERRACE
9.0m x 3.8m | 29'5" x 12'4"

APARTMENT AREA
92m² | 990ft²

TERRACE AREA
34m² | 365ft²

GROUND FLOOR



- Master bedroom features retained Georgian style fireplace and ensuite bathroom and separate shower
- Second double bedroom with feature historic staircase to cupboard
- Guest shower room
- 2.5m floor to ceiling height

Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

ONE BEDROOM APARTMENT

R02

Line and shading denotes bridge above



- Beautiful courtyard facing apartment accessed from Concierge lobby via private ornate stone staircase (exclusive to apartments R02 and R03)

LIVING AREA
8.0m x 4.1m | 26'2" x 13'4"

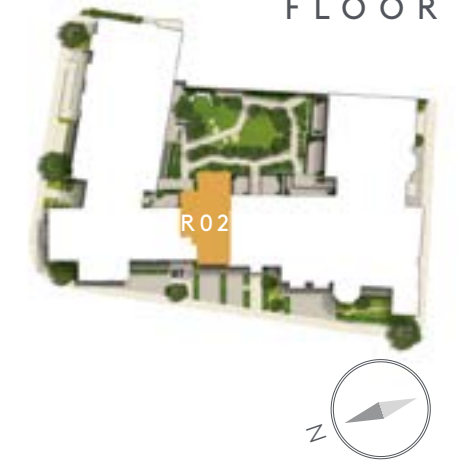
BEDROOM
4.8m x 2.6m | 15'7" x 8'5"

TERRACE
8.3m x 5.3m | 27'2" x 17'3"

APARTMENT AREA
54m² | 581ft²

TERRACE AREA
35m² | 376ft²

GROUND FLOOR



- Large open plan living area with new French doors onto large external courtyard
- Bedroom with fitted wardrobes and bathroom with separate shower adjacent
- Kitchen and dining area with utility space
- 2.5m floor to ceiling height

Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

TWO BEDROOM APARTMENT

R03

- Stylish courtyard facing apartment accessed from Concierge lobby via private ornate stone staircase (exclusive to apartments R02 and R03)
- Large open plan living area with new French doors onto large external courtyard
- Kitchen and dining area with utility space
- 2.5m floor to ceiling height



LIVING ROOM
6.2m x 4.2m | 20'3" x 13'7"

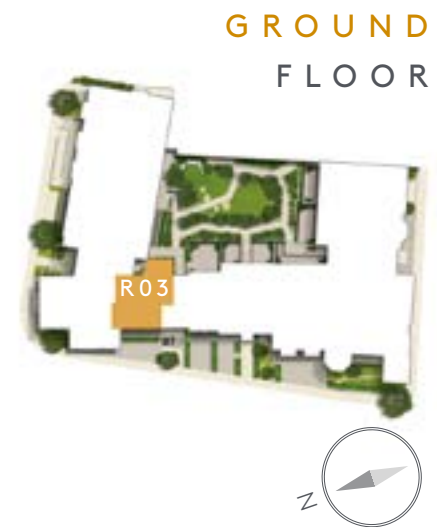
MASTER BEDROOM
5.7m x 2.9m | 18'7" x 9'5"

BEDROOM TWO
3.4m x 3.0m | 11'1" x 9'8"

TERRACE
4.8m x 2.7m | 15'7" x 8'8"

APARTMENT AREA
65m² | 699ft²

TERRACE AREA
11m² | 118ft²



- Master bedroom with ensuite bathroom and separate shower and walk in dressing area
- Second bedroom with guest shower room adjacent

Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.



Embracing craftsmanship, inspired by historical detailing and complemented by contemporary finishes, the Master Bedroom has a calm aesthetic, both familiar yet distinctive. There is beauty in simplicity, the generous Georgian window a frame to nature, inviting gentle awakening and lazy mornings.

ROSSDALE HOUSE
EXAMPLE MASTER BEDROOM



SPECIFICATION

Richmond Square is an exceptional blend of new design and traditional character with a tranquil landscaped courtyard at its heart. The restoration, conversion and enhancement of the existing Grade II Listed façade and many historic buildings of Merit, are complemented by new building.

Every apartment at Richmond Square is individually styled. Where functionality and aesthetics meet, every detail, every finish has been elegantly presented. Carefully selected materials, traditional craftsmanship and the latest technology come together to create the highest standards within this heritage setting.



The design vision for Richmond Square has been inspired by the heritage and charm of the Grade II Listed façade of the Georgian townhouse and neighbouring buildings, many of which are historic buildings of Merit, and the continuity of place of the Conservation Area location.

Elevations, enhanced by the restoration of existing façades, retain many of their original features and impressive proportion whilst new elements of construction and detailing include brickwork, stonework and feature glazed bricks, timber windows and rainwater furniture, all carefully considered to complement in style and elegance and to blend the traditional and existing with the contemporary and new building.

GENERAL

A full refurbishment of the existing structures together with a reinforced concrete frame, concrete floor slabs and columns in the areas of new building.

BRICKWORK

Full repair of existing façade.

New red London stock bricks to Evelyn House laid in traditional Flemish bond to main elevations.

Yellow stock bricks to Shaftesbury House laid in traditional Flemish bond to main elevations.

Yellow and white glazed brickwork to the main pedestrian entrance and lower terraces.

ROOF

Matching materials full refurbishment and upgrade to existing roofs.

A combination of slate roofs, lead work, and flat roof areas to new buildings.

TERRACES AND BALCONIES

Upper and lower terraces and balconies finished to a high standard with quality paving and external lighting.



THE STRUCTURE AND ENVELOPE



WALL FINISHES

External walls finished with newly installed and thermally insulated plasterboard with the exception of Rossdale House and Thomson House, where the existing walls are refurbished.

Internal walls constructed in metal studwork with acoustic insulation and two layers of plasterboard either side, with the exception of Rossdale House which has retained and refurbished partitions.

Plasterboard plaster skim coated with a painted finish.

CEILING

Suspended ceiling system with plasterboard finish with plaster skim and painted finish with the exception of Rossdale House and Thomson House, where the existing ceilings are refurbished.



High quality, handcrafted Italian designed kitchens in natural hues give a contemporary style that contrast and enhance the traditional architecture.



APPLIANCES

MIELE

- Electric induction hob
- Single oven

SIEMENS

- Built in extractor
- Dishwasher
- Fridge/freezer with thermostatic control
- Free standing washer/dryer

Chrome polished mixer tap

Blanco undermount steel sink



THE KITCHENS

Bathrooms, shower rooms and cloakrooms are elegantly furnished and finished in Carrara marble.



BATH

Double ended steel bath in white.

Lefroy Brooks polished chrome wall mounted bath filler.

BASIN

Wall hung **Catalano** premium white sink.

Lefroy Brooks polished chrome tapware.

SHOWER

High pressure thermostatically controlled rain shower with **Aquablade** chrome showerhead.

Majestic 2m high clear glass screen with matt black frame.

WC

High quality floor mounted WC with soft closing seat and cover complete with concealed cistern and polished chrome fittings.

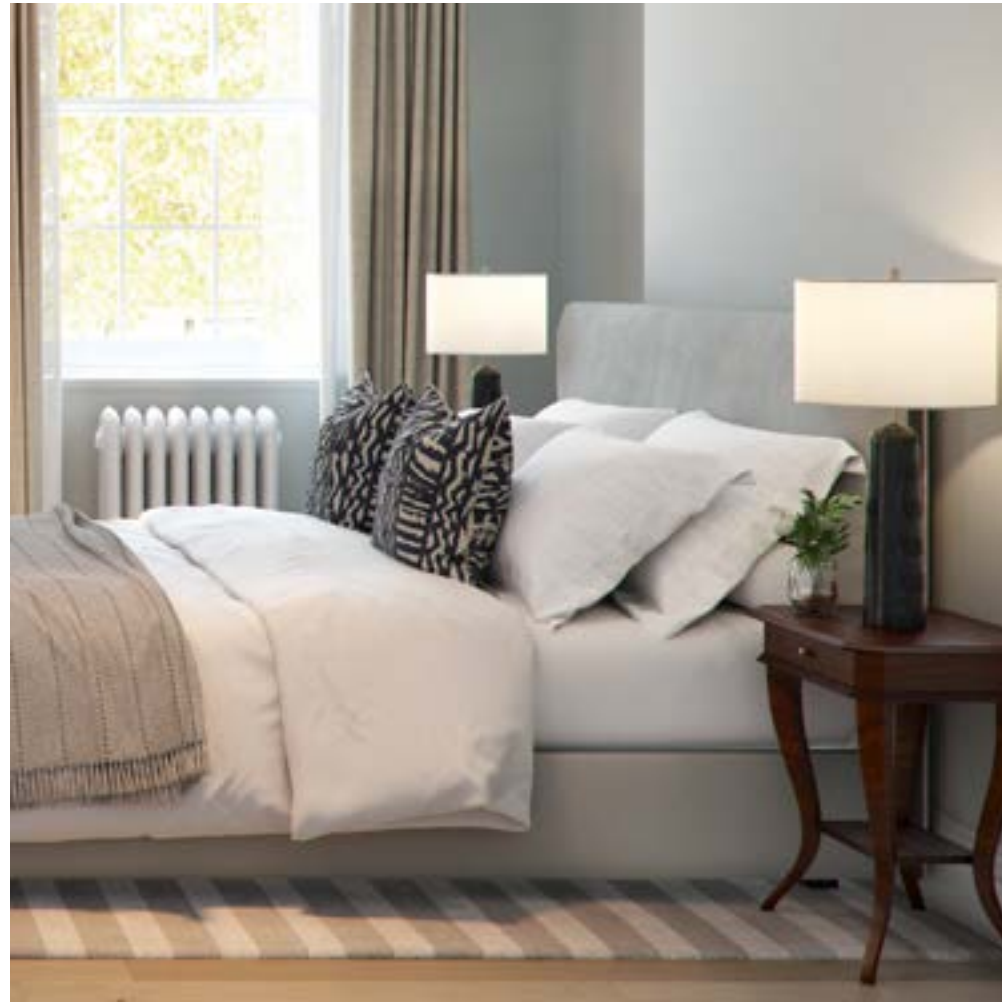
FLOORS AND WALLS

Finished in 600 x 300mm Carrara marble.

Underfloor Heating.



THE BATHROOMS



Your personal retreat, bedrooms are spacious and light with beautifully understated luxury and muted tones.

WARDROBES

Wardrobes are designed to integrate with the unique layout of each apartment. Internally lit and fitted with solid doors with traditional panel detailing, painted finish and accessorised with decorative polished chrome ironmongery to match the internal doors throughout the apartments.



THE BEDROOMS



Individually styled, the exceptional residences of Richmond Square are designed to optimise natural light, making best advantage of generous period windows and, where apartments are newly built, contemporary interiors provide striking contrast to heritage façades.



Windows retained and fully refurbished within converted apartments and most include secondary glazing to improve sound and thermal insulation with the exception of certain windows within the listed building.

Windows within newly built apartments are generally traditionally detailed timber double glazed casement or sash windows to reflect the historic nature of the surrounding buildings.

Floor finishes Engineered Oak flooring of 180mm wide planks to apartment reception areas, high quality carpet to bedrooms, timber staircases and polished Carrara marble tiles to bathrooms.

Cornicing and light roses Cornicing, a large central rose with inner moulding and small ceiling roses by **Stevensons of Norwich** are fitted to most properties.

SERVICES

LIGHTING

A combination of inset lights, ceiling light points for pendants and chandeliers, and wall lights in some residences.

Wardrobe lighting with a hanging bar and overlighting.

SECURITY

Rapid response flush pendant sprinklers

GIRA smoke/heat detectors

Video door entry

Fob access gates

ACCESS AND PARKING

A number of **above and below ground-level parking spaces** via the car lift to the inner courtyard are available.

Each apartment comes with a five year **Zipcar membership**.

HEATING AND VENTILATION

A combination of **traditional radiators** and **electric underfloor heating** to residences within the listed building.

Wet underfloor heating throughout and **electric underfloor heating** to bathrooms for all other apartments.

Georgian style fireplace to selected residences within the listed building.

Full mechanical ventilation to all residences, with the exception of those within the listed building which have extract only.



FINER DETAILS

THE FINISHING

Front and Internal Doors Solid with traditional panel detailing in painted finish and high quality traditional polished chrome decorative ironmongery.

FINER DETAILS



CONCIERGE

The dedicated Richmond Square Concierge is available to meet, greet and assist you and your guests whilst organising a whole range of behind the scenes help leaving you free to entertain, work or unwind.

Concierge entrance foyer Ensures a warm welcome, security assurance and exclusivity.

Staircase Central column and curved wall, with an elegant curved handrail.

Internal glazing Full height internal glazed entrance.

Lighting Feature chandelier created by Ochre.

Cornicing and light roses Cornicing, a large central rose with inner moulding and ceiling roses by **Stevensons of Norwich**.

Floor Limestone with border detail.

Walls Estate eggshell paint with a dado rail throughout.

AT YOUR SERVICE

The large inner courtyard garden is fully landscaped and provides a private area for all residents of Richmond Square to relax.

COURTYARD GARDEN

Finishes and landscaping are a blend of traditional materials and planting alongside contemporary design.

Natural stone and traditional brick paving

Feature lighting

Corten steel planters

Landscaped planters

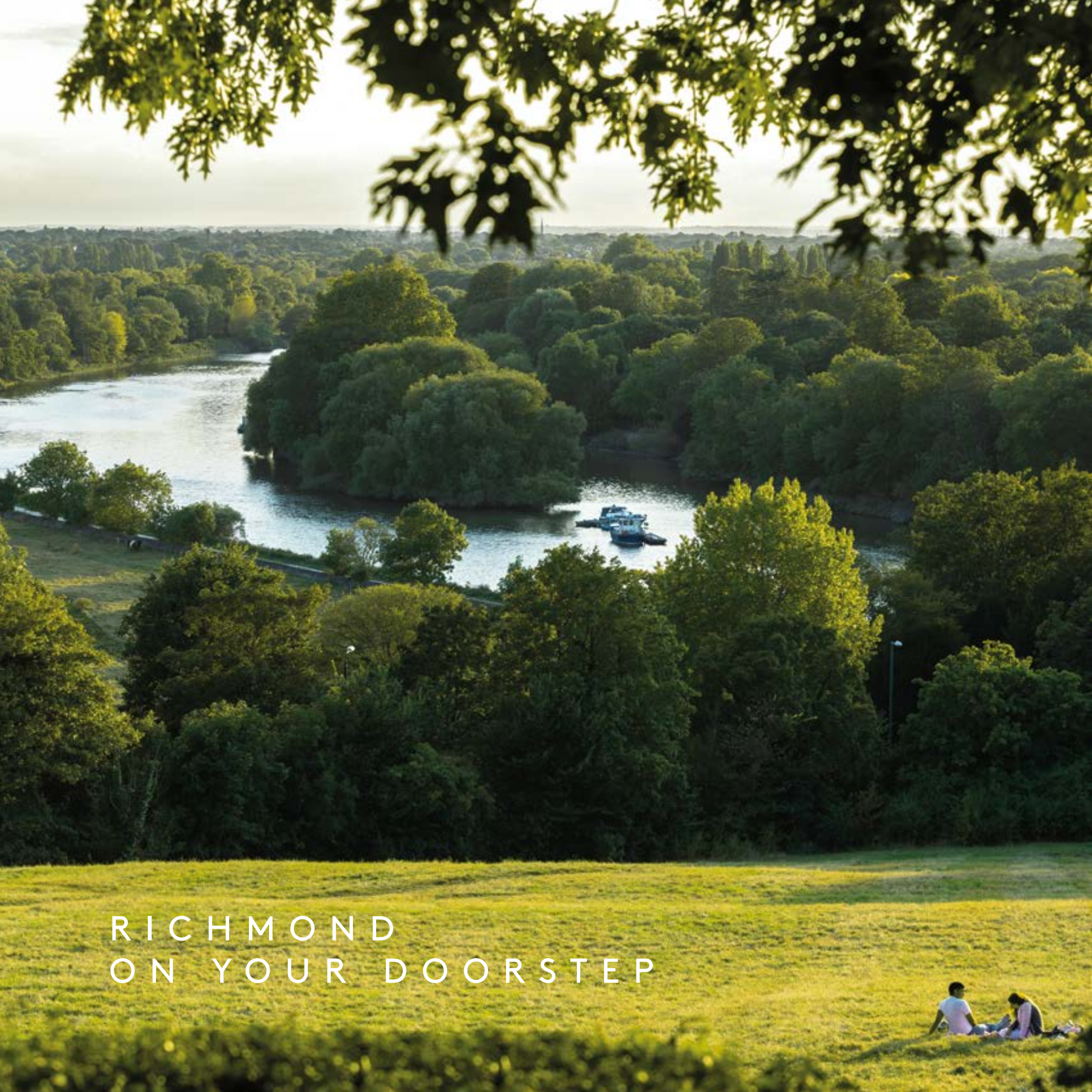
Integrated designed young children's play area

TERRACES AND BALCONIES

The upper and lower terraces and balconies are finished to a high standard with quality paving and external lighting.



STEP OUTSIDE



RICHMOND
ON YOUR DOORSTEP

VIBRANT
SCENE



CULTURE
AND ART



BOTANICAL
GARDENS



ENTICING
EVENINGS



QUINTESSENTIALLY
ENGLISH



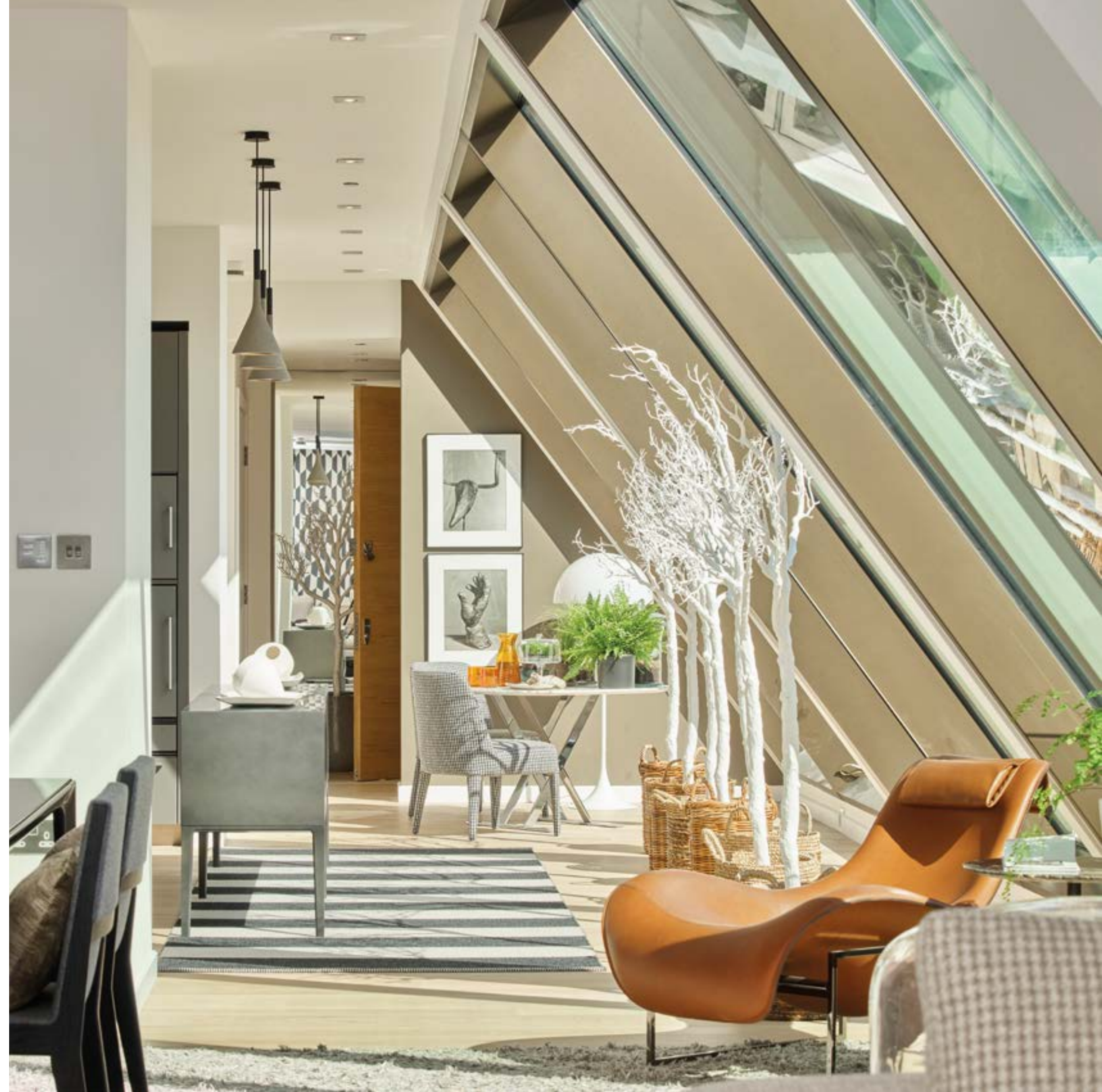
PERFECTLY LOCATED

The London Borough of Richmond upon Thames is in South West London. It is situated along one of the most picturesque and accessible parts of the River Thames which links Hampton Court Palace, Richmond Town Centre and Kew Gardens with London.

Richmond itself is home to Richmond Park and its famous deer, stunning riverside views and a historic green within a town centre bustling with life and steeped in history. With two award winning theatres, an art gallery and a museum, the town has much to offer connoisseurs of culture.

Sporting enthusiasts will not be disappointed. Richmond boasts numerous golf clubs nearby and is well located for Polo at Ham, Rugby at Twickenham and Wimbledon for Tennis whilst the River Thames plays host to the Great River Race, Richmond Amateur Regatta and, further downstream, the Oxford and Cambridge boat race – all highlights of the social season along with music of every genre performed in some glorious outdoor settings during the summer months.

Less than ten miles from central London, Richmond benefits from all that the internationally renowned Capital has to offer – business, finance and politics to culture, gastronomy, entertainment and retail – with excellent national and international connections by road, rail and air, Heathrow Airport is just 7.4 miles away.



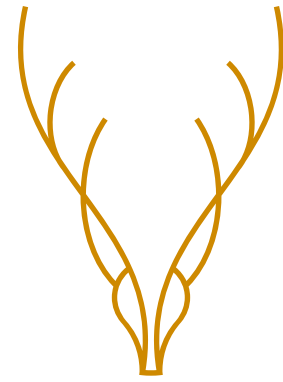


THE COLLECTION

RICHMOND SQUARE

The Grade II Listed façade of the Georgian townhouse and neighbouring apartments, many of which are historic buildings of Merit, benefit from views outwards over the Old Deer Park, north towards Kew Gardens, east towards Central London and inward over terraces and a tranquil landscaped courtyard.

An exclusive development
by RER London and Blue Coast Capital



RICHMOND SQUARE

KEW FOOT ROAD
RICHMOND UPON THAMES
TW9 2TE

ALL ENQUIRIES

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richmondsq.co.uk

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