



UPPER HAM ROAD, RICHMOND, TW10
£1,175,000

Carter Jonas

UPPER HAM ROAD, RICHMOND, TW10

A charming two-bedroom detached period cottage in a peaceful gated position overlooking Ham Common. Set behind brick walls and gates, this delightful cottage offers approximately 926 sq. ft of well-balanced accommodation arranged over two floors. The welcoming reception room flows through to a dining area, featuring oak parquet flooring and a characterful period mantel, while double doors open onto a secluded courtyard garden, creating an excellent connection between indoor and outdoor living.

The well-appointed kitchen leads to a glazed utility area with garden access. Upstairs are two generous double bedrooms with high ceilings and attractive views, served by a modern shower room. A ground-floor cloakroom adds further convenience.

Outside, there is a charming front cottage garden, a private courtyard garden to the rear, and secure off-street parking within the gated forecourt.

Perfectly positioned close to Ham Parade's independent shops and cafés, Richmond Park and excellent transport links to Richmond and Kingston, this attractive cottage combines character, privacy and convenience in one of Ham's most sought-after locations.

Key Features

- Detached period cottage overlooking Ham Common
- Two spacious double bedrooms
- Open-plan reception and dining room
- Oak parquet flooring and period fireplace
- Private courtyard garden
- Gated entrance and off-street parking
- Kitchen with adjoining utility area
- Ground-floor cloakroom and first-floor shower room
- Close to Richmond Park, Ham Parade and transport links

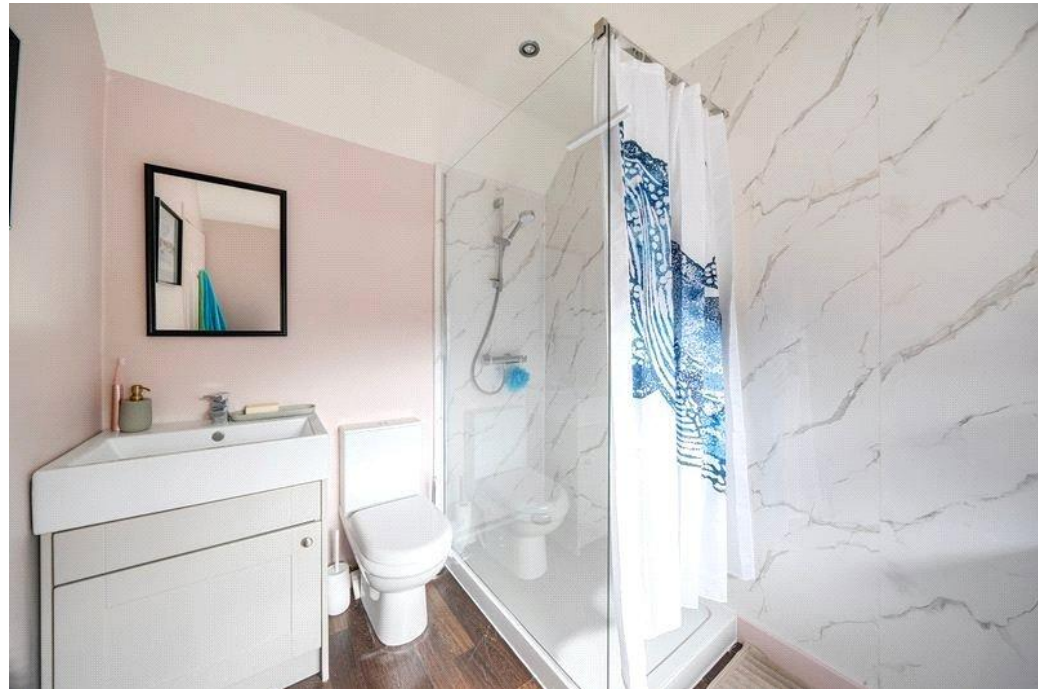
TENURE To be advised

LOCAL AUTHORITY

EPC BAND D

A DETACHED PERIOD COTTAGE WITH OAK PARQUET, A COURTYARD GARDEN AND OFF-STREET PARKING, TWO DOUBLE BEDROOMS LOOKING OVER THE GREEN.





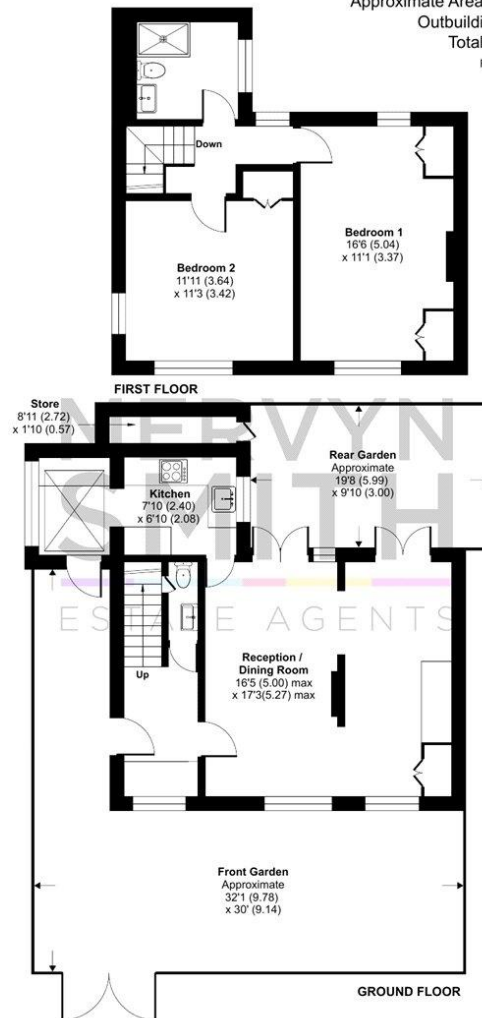
Upper Ham Road, Richmond, TW10

Approximate Area = 909 sq ft / 84.4 sq m

Outbuilding = 17 sq ft / 1.5 sq m

Total = 926 sq ft / 85.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1418363

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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Classification L2 - Business Data