

SNELLERS

ESTATE AGENTS



Arlington Road, TW1

£365,000

This second floor flat with share of freehold in a purpose built block has been neutrally decorated and offers an open plan kitchen & living room, one large bedroom and one bathroom. The flat also has a gas combi boiler, gas hob, electric oven, integrated dishwasher and washing machine hidden in hallway cupboard. There is excellent water pressure and plenty of fitted storage cupboards and wardrobes, making intelligent use of space. There are also optional extras including storage and bike sheds in the gardens.



The property is south-west facing flat with dual aspect so is naturally light and airy all year round with a through-breeze in summer. It also benefits from being on the garden side of the building, without road noise and looking out over 1 acre of lawn, flowerbeds and mature trees; shared by residents and maintained by weekly gardener . Pets are permitted in the building and garden.

Arlington Court is a 1920s/30s style building, managed by a responsive, local property management company and currently undergoing external renovation works (anticipated to complete November 2024). Renovation of internal common areas planned for the future. A great added-value opportunity for the right buyer. Building residents can join an optional WhatsApp group for communications with neighbours, promoting a great sense of community.

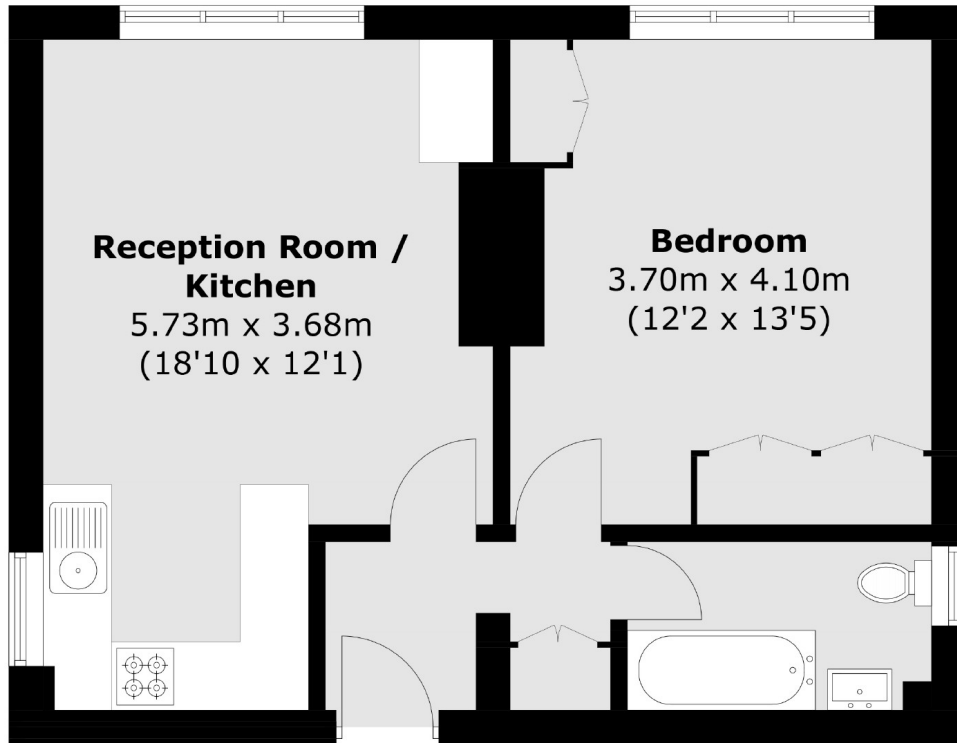
Situated on a quiet, residential road, a short walk from independent cafes, grocer, post office, restaurants, pubs and shops, and St Margaret's station with direct rail services to London Waterloo. You can also walk to Marble Hill Park and the leafy riverside. Nearby Hammerton's Ferry affords easy access across the river to Ham House, Petersham and the open vistas of Richmond Park.

- Purpose Built • One Bedroom • Communal Gardens •



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Total area (approx.): 46.1 sq. m (496.2 sq. ft)

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Energy Rating: We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order