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**Asking Price £375,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

9, Gifford Lodge 25 Popes Avenue, Twickenham, Greater London, TW2 5TP

 **0800 077 8717**

 **sales@churchillsl.co.uk**

 **churchillsl.co.uk**

**Churchill**  
**Sales & Lettings**  
Retirement Property Specialists



# Gifford Lodge

Gifford Lodge is an attractive development of 29 one bedroom and two bedroom Retirement apartments arranged over three floors. The Lodge, which overlooks Twickenham Green within the Twickenham Green Conservation Area, is built in the former gardens of a Twickenham Mansion. It is ideally located for the main shopping area of Twickenham and the traditional shops of Strawberry Hill.

Twickenham is bordered on the South-Eastern side by the River Thames which offers relaxing river walks at Radnor Gardens and two royal Parks – Bushy Park and Richmond Park – are both in close proximity offering a fantastic space to observe wildlife.

Twickenham is known as the home of Rugby and boasts a great range of local amenities as well as easy links into the city of London.

Gifford Lodge's Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Gifford Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Gifford Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Gifford Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.





# Property Overview

Churchill Sales & Lettings are delighted to be marketing this stunning one bedroom ground floor apartment with Patio. The property is conveniently located for the Owners Lounge and presented in fantastic order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door opens onto the Patio area.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a freezer and space for a washing machine.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



# Features

- One bedroom ground floor retirement apartment with Patio area
- Excellent decorative order
- No forward chain
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge with regular social events
- 24 hour Careline system for safety and security
- Close to the town centre & excellent transport links
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.





# Key Information

Service Charge (Year Ending 31st May 2026): £4,068.05 per annum.

Approximate Area = 547 sq ft / 50.8 sq m  
For identification only - Not to scale

Ground rent £648.98 per annum. To be reviewed in May 2026

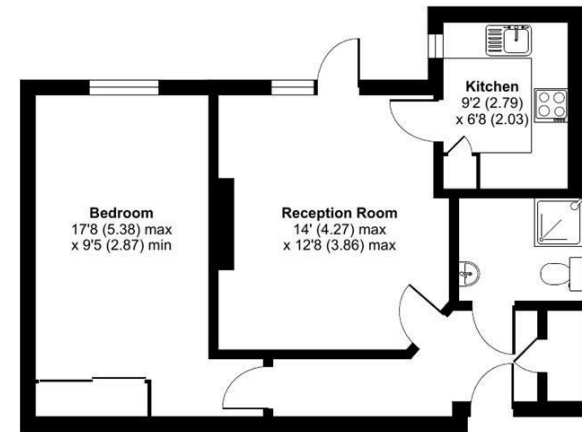
Council Tax Band D

125 year lease commencing 2012

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, air source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion on the sale of the property.



EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.  
Produced for Churchill Estate Agents. REF: 1145666

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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✉ [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)



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