



St Margarets Road, Twickenham TW1

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The property occupies the ground floor of a refurbished period building, and includes a stunning reception room and open plan kitchen with Minerva work tops, integrated appliances and double doors with access to a southerly facing landscaped rear garden. The principal bedroom is to the front with fitted wardrobes and en suite shower room. There is a further bedroom/home office with fitted wardrobes. A family bathroom and large storage, with space for a bike, completes the accommodation.

The property has a Nest Thermostat, underfloor heating in the kitchen and both bathrooms, as well as 10 years New Homes Warranty.



**Asking price:** £675,000

**Tenure:** Leasehold: approximately 999 years remaining

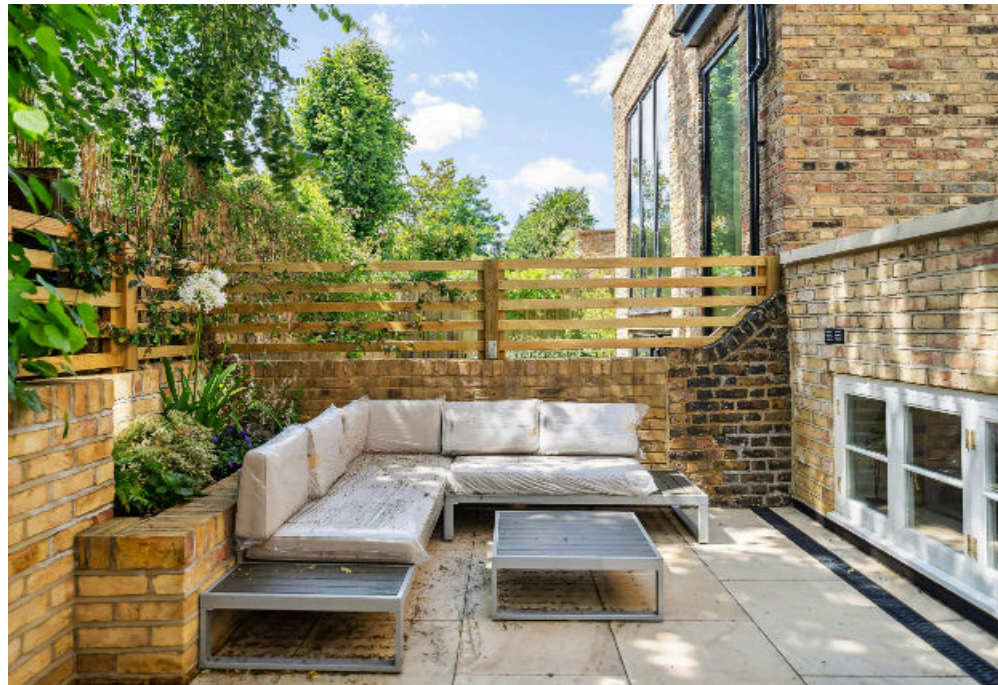
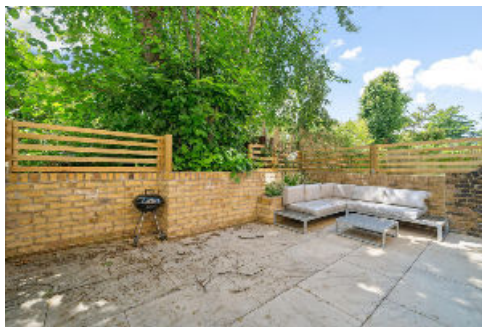
**Service charge:** £1,806.30 per annum, reviewed annually, next review due 2025

**Ground rent:** peppercorn

**Local authority:** London Borough of Richmond upon Thames

**Council tax band:** C





The apartment is presented in immaculate 'new build' condition whilst keeping its period charm.

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## Location Description

St. Margaret's Road is within close proximity to both Richmond town centre, St Margaret's and many of the area's superb attractions such as the River Thames, Marble Hill Park and the 2,500 acres of Richmond Park.

Local transport links include numerous bus routes to surrounding areas, plus frequent trains to central London via South West trains from St. Margaret's and Richmond stations and London Underground's District Line (West End 38 minutes) from Richmond station. The property is well placed for access to the A316/M3, M4 and M25 motorways. Heathrow Airport can be reached easily by road, train or bus.

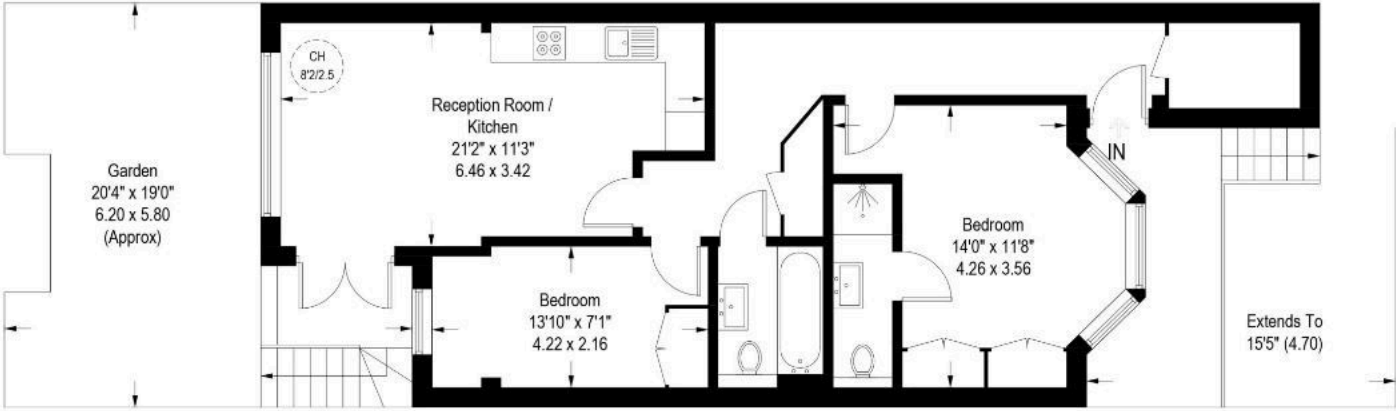
There are good state and private school options in the area including; Orleans Park School, King's House School, Old Deep Park and The Vineyard School.

Other places of interest include the UNESCO World Heritage Site The Royal Botanic Gardens at Kew, Twickenham Stadium and Marble Hill Park.

(All times and distances are approximate)

## Approximate Gross Internal Floor Area 68.3 sq m / 735 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Lower Ground Floor

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated July 2024. Photographs and videos dated July 2024.  
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