



The Barons, Twickenham TW1



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This exceptional Edwardian apartment, occupying the entire second floor, combining period charm with modern convenience. Spanning a generous footprint, the property offers expansive living areas, enhanced by the exclusive ownership of the roof space - providing a rare opportunity to extend further. This property presents a great opportunity for both a growing family or simply as a luxurious London base.

There are two double bedrooms one of which has the added benefit of a walk in wardrobe. The fantastic eat-in kitchen is perfect for entertaining, and the spacious bathroom boasts both a separate bath and a shower.



Guide price: £750,000

Tenure: Share of freehold plus leasehold, approximately 961 years remaining

Service charge: £1,200 per annum, reviewed every year, next review due 2025

Local authority: London Borough of Richmond upon Thames

Council tax band: E



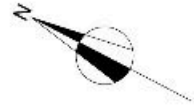


One of the standout features of this property is the expansive loft space, where planning permission (STC) could be obtained to create an additional two bedrooms and a bathroom, offering a unique opportunity to significantly enhance the home, and allow the customisation of the space to suit growing needs. The total square footage would be 1,917 sq ft approximately.

Location Description

The Barons is located in the heart of St Margaret's, a charming village high street brimming with independent boutiques, cafes, and restaurants. The property is also nearby to the station, with travel to London Waterloo within 30 minutes. Marble Hill House, The River Thames and Moor Mead Park are all within a short distance.



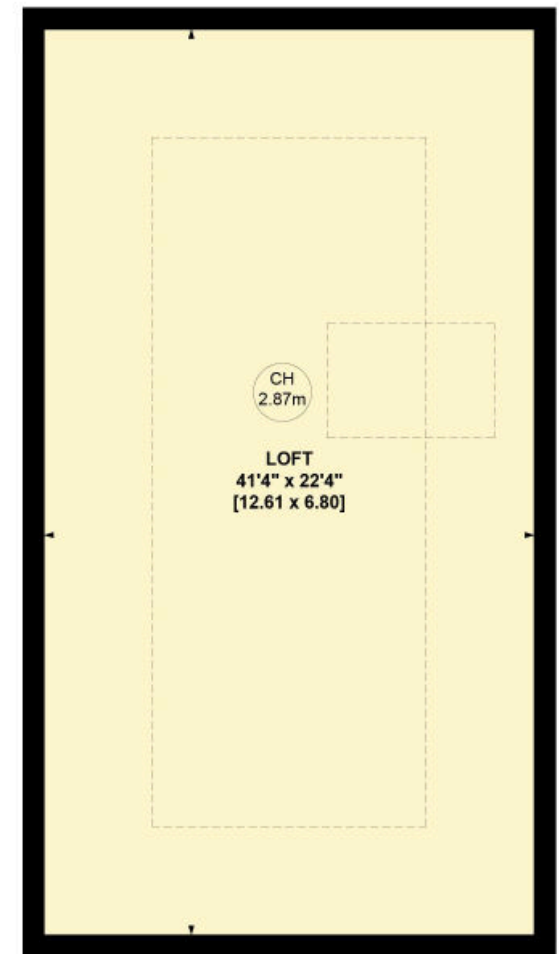


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Approximate Gross Internal Area : 178.17 Sq. metres
(Including Loft Area) 1917 Sq. feet
Loft Area : 85.40 Sq. metres
919 Sq. feet



SECOND FLOOR



LOFT

Key :
CH - Ceiling Height

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.

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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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