

Broom Road, Teddington TW11





A superb town house in a unique riverside development.



Teddington Riverside is a unique riverside development offering contemporary apartments and houses on the banks of the River Thames.

This impressive four bedroom town house is one of six houses available and offers an excellent blend of luxurious living and space throughout.

The bright and well balanced accommodation offers a high end specification, with excellent fixtures and fittings, attractive outdoor spaces, off street parking and underground parking.



On the ground floor the property briefly comprises: entrance hall, large open plan kitchen/dining reception room with bespoke cabinetry, gas fireplace, and French doors provide direct access to the landscaped garden, perfect for entertaining.

Located on the first floor is a large principal bedroom with built in wardrobes and en suite bathroom with separate shower and bath, and a further double bedroom with en suite shower room.

Two generous double bedrooms, a family bathroom and a utility area with separate washer and dryer are situated on the top floor.

The house benefits from underfloor heating, MVHR systems, double glazing and video entry systems.

There is one car parking space at the front of the house with electric charging facilities and one further car parking space in the underground car park. The houses benefit from 24-hour security concierge and this includes access to the complimentary courtesy car (service charge applies).



Local Ofsted 'Outstanding' rated schools include Collis Primary School (0.47mile), Grey Court School (0.79 mile), Radnor House (0.84 mile), The Kingston Academy (0.97 mile), St James's Roman Catholic Primary School (1.21 miles), Twickenham Primary Academy (1.38 miles), St Richard Reynolds Catholic High School (1.39 miles) and Waldegrave School (1.42 miles).

Guide price/Tenure

Available on request/Freehold

Location

Teddington Riverside sits in an idyllic position on the bank of the River Thames, overlooking Teddington Weir. Adjacent to the development is the Lensbury Club, Hotel and Spa, one of the best premium leisure clubs in the country set in 25-acres with a state-of-the-art gym, tennis courts, with a water sports centre with large swimming pool.

Local area attractions

Teddington Riverside has the very best of south-west London's culture, parks and schools on its doorstep. Geo-located between elegant Richmond upon Thames and the shopping haven of Kingston upon Thames, and only five minutes' drive from historic Hampton Court Palace and Ham House a lifestyle here would allow for instant towpath walks, cycling, rowing, and plenty of fresh-air and jogging in Richmond Park or Bushy Park.

Transport

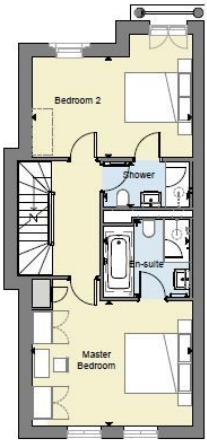
Numerous bus routes to surrounding areas, Teddington railway station located nearby, plus fast and frequent trains to Central London (Waterloo) from Teddington Station via South West Trains (37 minutes). The property is well placed for access to the A316/M3, M4 and M25 motorways. Heathrow Airport is approximately 6 miles away, which is perfect for those who travel abroad often.

Approximate Gross Internal Floor Area 171 sq m/1,841 sq ft

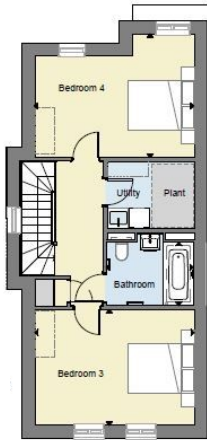
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



First Floor



Second Floor

Not to Scale

Total Townhouse Area		171 m ²	1841 ft ²
Indicative Dimensions			
Living / Dining	7.60m X 4.30m	(24'-11" X 14'-1")	
Kitchen	4m X 2.60m	(13'-1" X 8'-6")	
Master Bedroom	3.35m X 4.52m	(11'-0" X 15'-10")	
En-suite	2.35m X 2.55m	(7'-9" X 8'-5")	
Bedroom 2	3.64m X 4.82m	(11'-11" X 15'-10")	
Shower	1.35m X 2.63m	(4'-5" X 8'-8")	
Bedroom 3	4.82m X 3.01m	(15'-10" X 9'-10")	
Bedroom 4	3.63m X 4.82m	(11'-11" X 15'-10")	
Bathroom	1.90m X 2.66m	(6'-3" X 8'-9")	
Garden	2.40m X 5.40m	(7'-10" X 17'-9")	

Key

- Living Areas
- Bathroom / Utility
- Services
- Garden

Dimensions are taken from wall face and illustrate the primary space per room on a room by room basis. Dimensions are taken from plans and there will be variations between the guidance figure and the finished building. Gross Internal Area. The area is calculated from the inside face of the perimeter defining wall of the apartment and includes all internal partitions.

Teddington Riverside, Broom Road, London TW11 9NT

Knight Frank
Richmond
23 Hill Street
Richmond
TW9 1SX

knightfrank.co.uk

We would be delighted to tell you more.

The Richmond sales team
020 8939 2800
richmond@knightfrank.com



Connecting people & property, perfectly.

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 September 2020. Photographs and videos dated September 2020.

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