

**St Margarets Road  
St Margarets Village  
TW1 2LN**

Offers In Excess Of £475,000

**ChaseBuchanan**





# St Margaret's Road

Approximate Gross Internal Area = 57.4 sq m / 618 sq ft

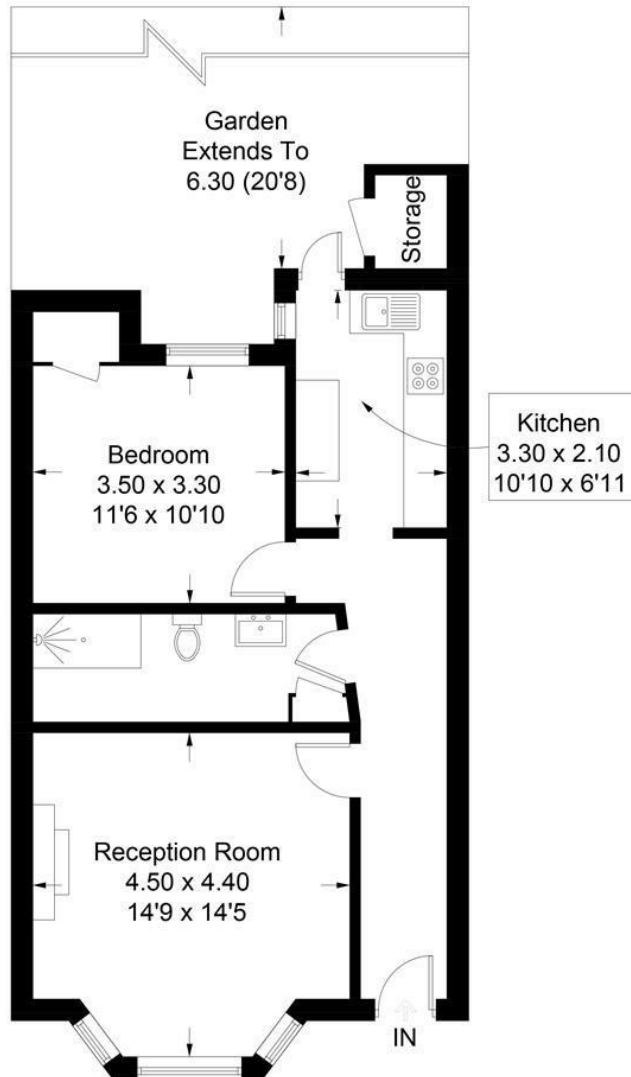
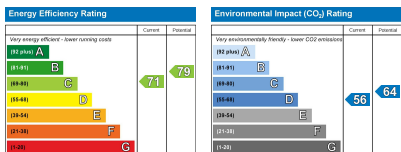


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID857735)



- Period conversion
- Private garden
- Own entrance
- Share of Freehold
- Large one bedroom
- Close to Richmond & St Margarets
- Great location
- Council Tax band C

This rarely available, fully refurbished, large one bedroom period apartment is located in the heart of St Margarets and benefits from its own private south-facing garden.

The property is part of a stunning Victorian building and this particular flat is accessed via its own front door and offers a large entrance hall, gorgeous bay fronted reception room with original sash windows and feature fireplace. Further benefits include a newly fitted kitchen with a door to the garden, a new bathroom and a double bedroom with a large built-in wardrobe. The walled garden is split-level and surprisingly private, perfect for entertaining.

Ideally placed within a short walk of many cafes, bars and restaurants, with both Richmond town centre and Marble Hill Park just around the corner. St Margarets mainline station is moments away and the London Underground is also close by. This property would be an ideal first time buy, or buy to let investment. Viewings are by appointment only via the vendors' sole agent, Chase Buchanan.

Please note the below information has been supplied by the Vendor and will be further confirmed by solicitors:

- Share of freehold
- Approx. 991 years remaining on lease
- Ground rent amount: £0pa
- Ground rent review period: TBC
- Service charge amount: 1/4 share of any works
- Service charge review period: TBC
- Buildings Insurance - £240pa

Potential rental figure - £1,600pcm

For more information or to book a viewing, please contact:

020 8744 2434

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124 St Margarets Road, St Margarets, TW1 2AA