

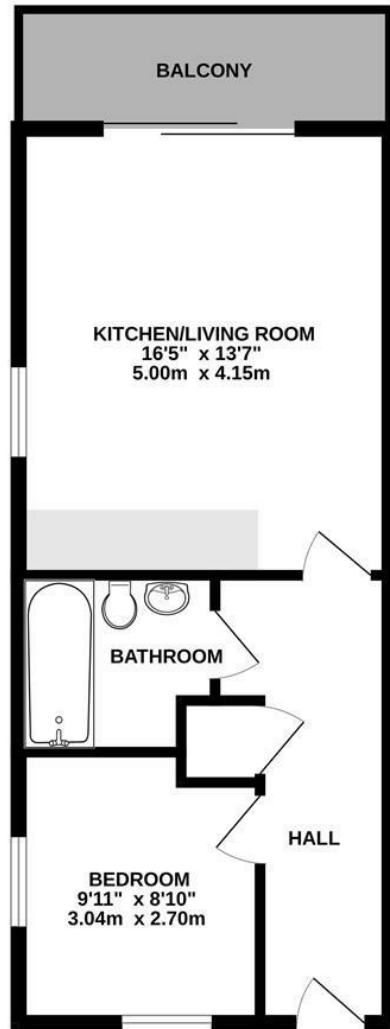
**Staines Road
Twickenham
TW2 5AH**

£1,450

ChaseBuchanan



FIRST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 447 sq.ft. (41.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Desired
Very energy efficient - lower running costs	A		
21-27 kWh/m ²	B		
18-20 kWh/m ²	C		
15-17 kWh/m ²	D		
12-14 kWh/m ²	E		
9-11 kWh/m ²	F		
7-8 kWh/m ²	G		

Environmental Impact (CO ₂) Rating		Current	Desired
Very environmentally friendly - lower CO ₂ emissions	A		
10-15 tCO ₂ /m ²	B		
8-10 tCO ₂ /m ²	C		
6-8 tCO ₂ /m ²	D		
4-6 tCO ₂ /m ²	E		
2-4 tCO ₂ /m ²	F		
1-2 tCO ₂ /m ²	G		

- Underfloor heating
- Gated development
- Modern block
- Private balcony
- Double glazing
- EPC B

A stylish and contemporary one bedroom first floor apartment with large balcony located close to Twickenham Green.

Built in 2009 and still looking brand new, the property boasts a large lounge with sliding doors onto the balcony, open plan kitchen, luxury bathroom and a bright bedroom with a range of fitted wardrobes and under floor heating.

Staines Road is within walking distance of Twickenham Green with a variety of shops, popular bars and restaurants and Crane Park with pleasant walks along the river. There are good transport links in the area, with Strawberry Hill & Twickenham stations both within easy access and regular buses into Richmond (District line tube) and Kingston. And a short drive to the M3, with good access to the M25 and M4.

Chase Buchanan are bonded members of ARLA PropertyMark.

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

020 8744 2111

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Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.