

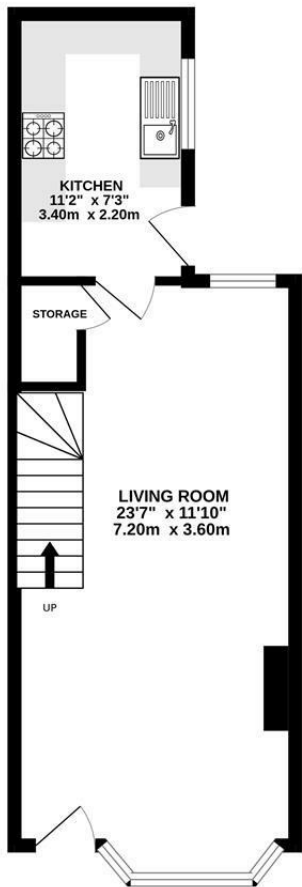
Camac Road  
Twickenham  
TW2 6NX

£2,995 PCM

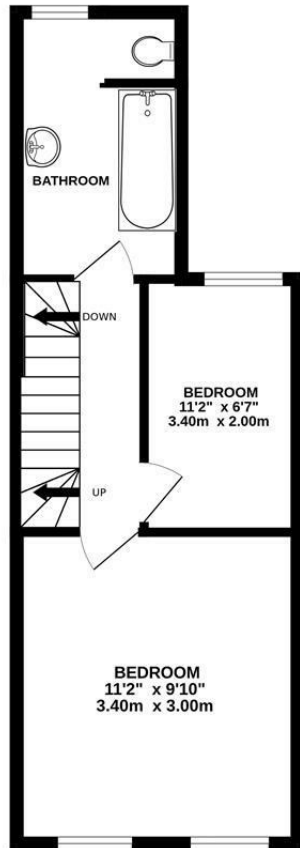
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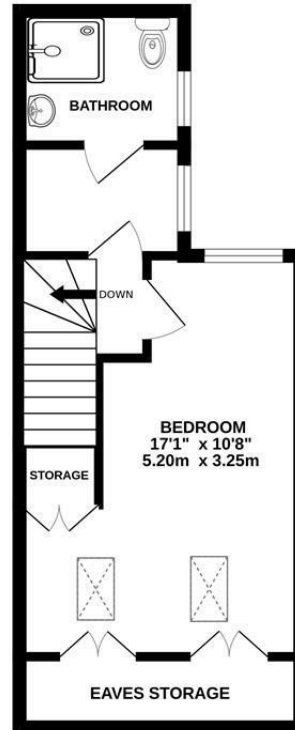
GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



2ND FLOOR  
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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		
20-29% A		
12-20% B		
8-12% C		
4-8% D		
2-4% E		
1-2% F		
0-1% G		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Desired
Very environmentally friendly - lower CO <sub>2</sub> emissions		
10-15% A		
8-10% B		
6-8% C		
4-6% D		
2-4% E		
1-2% F		
0-1% G		

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.

- Modern finish
- Wooden floors
- Low maintenance garden
- COUNCIL TAX - E
- Period property
- Double glazing
- EPC C

This impeccably presented Victorian residence boasts three bedrooms and seamlessly blends traditional charm with contemporary elements, showcasing a neutral interior palette throughout. Spread across three floors, the accommodation features two double bedrooms complemented by an en-suite shower room and dressing area in the principal bedroom, alongside an additional bedroom and a generously proportioned family bathroom. The property further offers a spacious reception/dining room, a well-appointed fitted kitchen, and a private Southwest-facing garden.

Nestled on the tranquil Camac Road, this home enjoys a serene residential setting, strategically positioned to capitalize on the vibrant offerings of Twickenham. Residents can easily access an array of boutique shops along Church Street, indulge in the culinary delights of local restaurants, and savor leisurely strolls along the picturesque Thames riverside pubs and pathways. The idyllic Twickenham Green lies just a brief walk away.

Convenience is key, with effortless connectivity to Richmond and Kingston, both renowned for their comprehensive amenities. Commuters will appreciate the excellent transport links, with two nearby stations providing swift access to London Waterloo, supplemented by frequent bus routes and convenient proximity to the M3 and M25 motorways, as well as Heathrow Airport.

Families will find the local area well-catered for in terms of education, with a selection of esteemed private and state-run schools in close proximity, including Waldegrave School and Twickenham Primary Academy, both boasting an 'outstanding' rating from Ofsted.

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

020 8744 2111

**ChaseBuchanan**

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