

**Clifden Court  
Twickenham  
TW1 4LR**

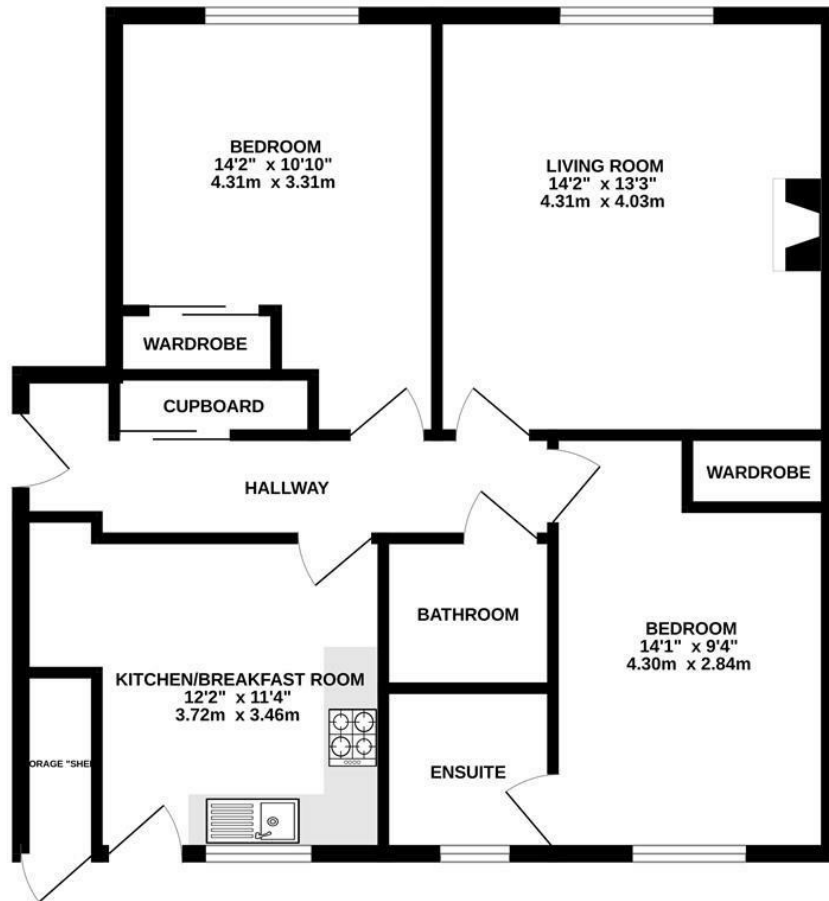
£2,000

**ChaseBuchanan**





GROUND FLOOR  
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.5 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 92-100% A		
81-91% B		
69-80% C		
55-68% D		
49-54% E		
45-48% F		
39-44% G		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Desired
Very environmentally friendly - lower CO <sub>2</sub> emissions 10-15% A		
16-20% B		
21-25% C		
26-30% D		
31-35% E		
36-40% F		
41-45% G		

- Large apartment
- Recently refurbished
- En-suite shower
- Central location
- Attractive gardens
- EPC C

This smart, ground floor apartment in a popular development is conveniently located in central Twickenham.

Well presented, with a neutral décor, providing a modern fitted kitchen with a stable door out to the communal gardens, a good-sized reception room with a feature fireplace, two double bedrooms and a spacious family bathroom and a newly refurbished en-suite.

Further benefits include beautifully landscaped communal gardens and street permit parking.

Clifden Court is ideally located to take advantage of all that Twickenham has to offer, from the range of boutique shops in Church Street, to the ambient restaurants and delightful riverside pubs and walks. Situated within a pleasant walk to Marble Hill Gardens along the riverside and within easy access of both Richmond and Kingston with comprehensive amenities. Commuter links are excellent with Twickenham station providing direct services to London Waterloo, frequent bus routes and easy access to the M3 and M25 motorways and Heathrow Airport.

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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122 Heath Road, Twickenham, Middlesex, TW1 4BW

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.