

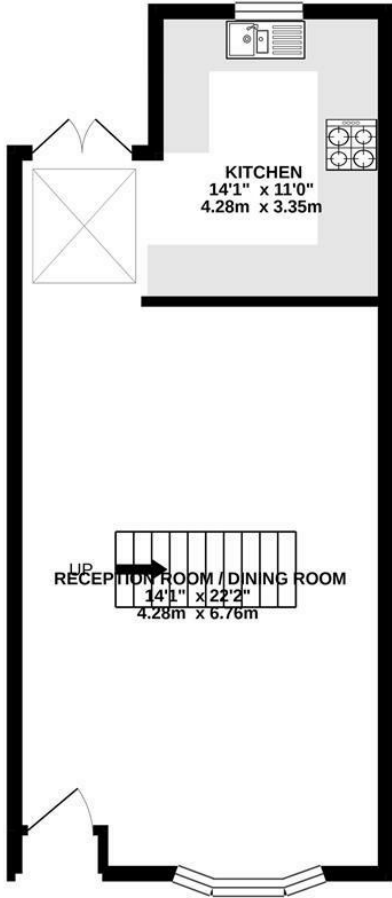
**Warwick Road  
Twickenham  
TW2 6SW**

£2,250 PCM

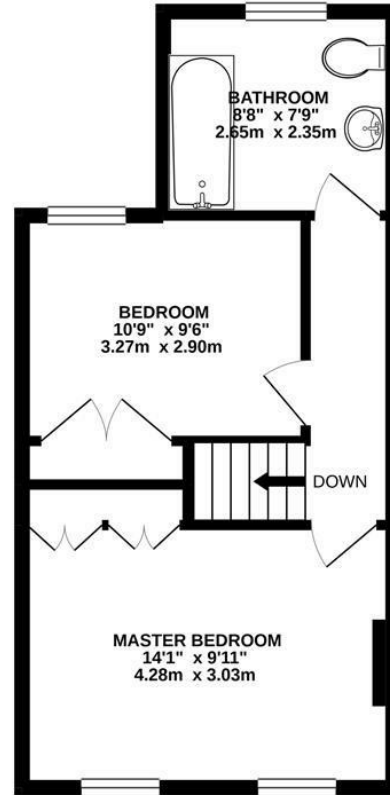
**ChaseBuchanan**



GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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 92-100% A		
81-91% B		
69-80% C		
55-68% D		
49-54% E		
45-48% F		
39-44% G		

- Private courtyard garden
- Period home
- Fitted kitchen/breakfast room
- Council Tax D
- Two double bedrooms
- Through reception room
- EPC D

This very well presented period home is situated in this quiet cul-de-sac close to Crane Park and Twickenham Green.

The accommodation provides a bright and spacious ground floor with an open plan reception/dining room with central staircase and a fitted kitchen/breakfast room with doors leading to the rear garden.

The first floor provides two good size double bedrooms serviced by a spacious, modern bathroom.

The property is approximately 0.7 miles to Twickenham station, which has a fast train to London Waterloo in approximately 23 minutes. It's also within walking distance of the local shops, bars and restaurants.

Chase Buchanan are bonded members of ARLA PropertyMark.

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

020 8744 2111

**ChaseBuchanan**

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.