

**Third Cross Road  
Twickenham  
TW2 5DY**

**£3,600 PCM**

**ChaseBuchanan**



## Victory Place

Approx. Gross Internal Area

133 Sq M - 1431 Sq Ft  
(Including Eaves Storage)

Eaves Storage

9.84 Sq M - 106 Sq Ft

Key :

----- = Reduced headroom below 1.5m / 5'0"



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.  
Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)

Energy Efficiency Rating	Current	Desired
Very energy efficient - lower running costs		
201-255 kWh/m <sup>2</sup> /year (A)		
151-200 kWh/m <sup>2</sup> /year (B)		
101-150 kWh/m <sup>2</sup> /year (C)		
51-100 kWh/m <sup>2</sup> /year (D)		
1-50 kWh/m <sup>2</sup> /year (E)		
1-50 kWh/m <sup>2</sup> /year (F)		
1-50 kWh/m <sup>2</sup> /year (G)		

  

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Desired
Very environmentally friendly - lower CO <sub>2</sub> emissions		
10-15 g/kWh (A)		
16-20 g/kWh (B)		
21-25 g/kWh (C)		
26-30 g/kWh (D)		
31-35 g/kWh (E)		
36-40 g/kWh (F)		
41-45 g/kWh (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 property
- Four double bedrooms and three bathrooms
- Off street parking
- Council Tax Band F
- Solar pannels
- Plenty of storage
- EPC B

Located in the Waldegrave School catchment area, this stunning four-bedroom house features elegant architecture that complements the rich character of Third Cross Road.

This newly build home has been designed and built with meticulous attention to detail, offering both space and light. It comprises a contemporary fitted kitchen with top-of-the-range Neff appliances, a large reception room leading to a wonderful garden, four bedrooms (two with built-in storage), and three bathrooms, all equipped with Villeroy and Boch sanitary ware.

Additionally, the property includes off-street parking.

Third Cross Road is within walking distance of Twickenham Green with a variety of shops, popular bars and restaurants and central Twickenham with more comprehensive amenities. 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. The area is well served for schools, both private and state-run, including, Trafalgar Infant School and Waldegrave School, both rated 'Outstanding' by Ofsted.

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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