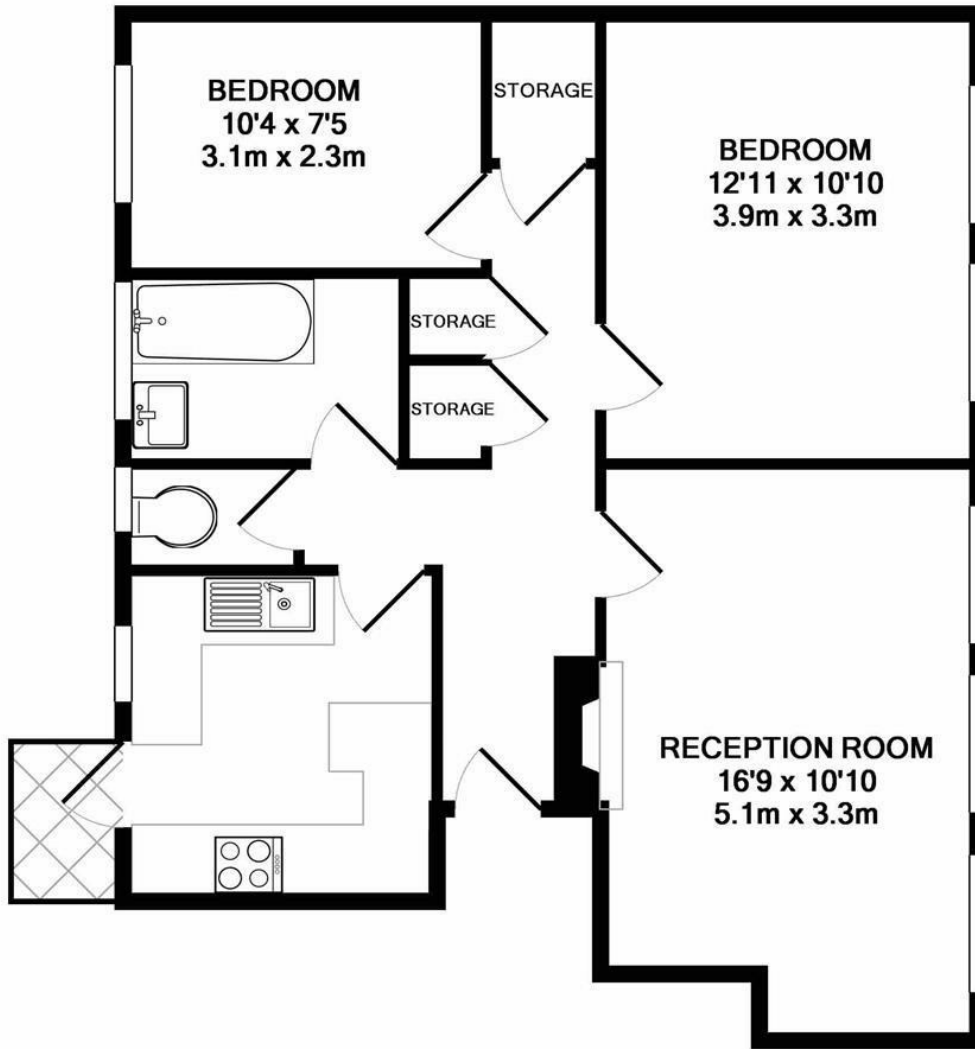


**Lebanon Court
Twickenham
TW1 3DA**

£2,300 PCM

ChaseBuchanan





TOTAL APPROX. FLOOR AREA 647 SQ.FT. (60.1 SQ.M.)
 Made with Metropix ©2018

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
21-27kWh/m ²	B		
18-20kWh/m ²	C		
15-17kWh/m ²	D		
12-14kWh/m ²	E		
9-11kWh/m ²	F		
6-8kWh/m ²	G		

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	A		
20-25g/m ²	B		
17-19g/m ²	C		
14-16g/m ²	D		
11-13g/m ²	E		
8-10g/m ²	F		
5-7g/m ²	G		

- Hot water and part heating included
- Two bedrooms
- Close to station
- EPC D
- Third floor
- Ideal location
- Residents parking
- Council Tax Band D

Situated on the quiet south-eastern corner, this third floor, two bedroom lift serviced apartment within a sought after mansion block is conveniently located for the high street and station, whilst the delights of Church Street, historic York House, Marble Hill Park and riverside pubs and walks, are just around the corner.

This immaculate flat comes with a good size reception room, separate kitchen with plenty of storage and useful breakfast bar, two double bedrooms and smart bathroom. Further benefits include communal heating and hot water included within the service charge, lift and on site porter/estate manager, residents parking.

There are good transport links in the area, with Twickenham & St Margarets stations a short walk away 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. The local area is well served for schools, both private and state-run, including Orleans School 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

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.