

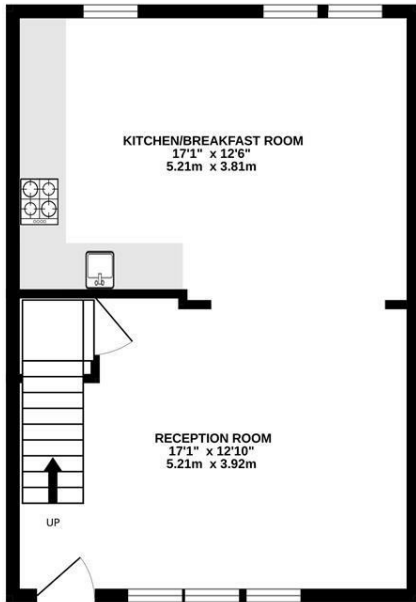
**Mallard Place
Twickenham
TW1 4SR**

£2,300 PCM

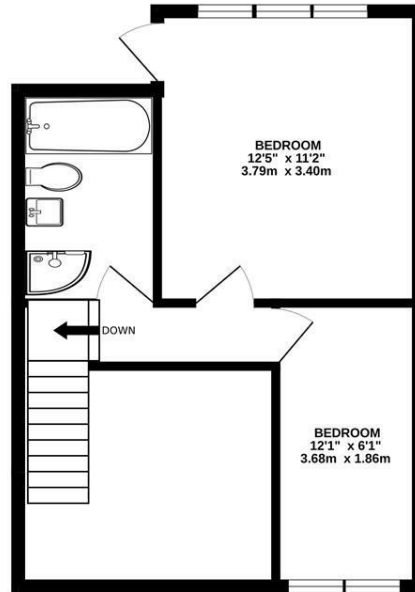
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2ND FLOOR
426 sq.ft. (39.5 sq.m.) approx.



3RD FLOOR
399 sq.ft. (37.1 sq.m.) approx.



MALLARD PLACE, TWICKENHAM, TW1 4RS

TOTAL FLOOR AREA : 824 sq.ft. (76.6 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		
39-54	E		
21-38	F		
1-20	G		

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

- Double bedrooms
- Modern throughout
- Heated communal swimming pool
- EPC C
- Open plan living
- River gardens
- Resident parking
- COUNCIL TAX - E

Forming part of the award-winning Span development at Mallard Place in Strawberry Hill, is this very well-presented modern split flat with access to attractive riverside gardens and a private residents swimming pool.

Designed to maximise the space and light this contemporary raised ground floor apartment offers bright and spacious accommodation, with an open plan living room/kitchen diner with integrated appliances, two generous bedrooms, a modern bathroom and a garage. Residents can enjoy beautifully maintained riverside gardens, a central courtyard, ornamental ponds, and a heated swimming pool.

Ideally located to take advantage of all that Strawberry Hill and Twickenham have to offer, from the delightful Radnor Gardens on the river to the ambient restaurants and charming riverside pubs and walks. Situated within easy access to both Richmond & Kingston with more comprehensive amenities. Commuter links are excellent with two stations providing direct links to London Waterloo, frequent bus routes and easy access to the M3/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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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.