



Asking Price £425,000 | Maisonette | Leasehold

- Two Bedroom
- Suitable for downsizers
- Private rear garden with direct access
- Easy access to train links for commuters
- A must see to avoid disappointment
- Ground floor maisonette
- No high or extortionate service charges
- Potential to extend subject to planning
- Ideal for investment and first time buy
- No onward chain

020 8892 1313



# Wellington Gardens, Twickenham, TW2 5NY

Milestone and Collis are pleased to offer the great property in Wellington Gardens of Twickenham, this charming two-bedroom ground floor maisonette presents an excellent opportunity for both first-time buyers and seasoned investors alike. The property boasts a delightful private garden, perfect for enjoying the outdoors or entertaining guests.

Inside, you will find a well-proportioned reception room that offers a welcoming space for relaxation and socialising. The two bedrooms are thoughtfully designed, providing comfortable living quarters. The maisonette also features a bathroom that meets all your essential needs.

Situated in a popular cul-de-sac, this property is ideally located for commuters, with the mainline station just a stone's throw away, ensuring easy access to central London. The absence of onward chain and extortionate service charges makes this an attractive proposition for those looking to move swiftly and without hassle.

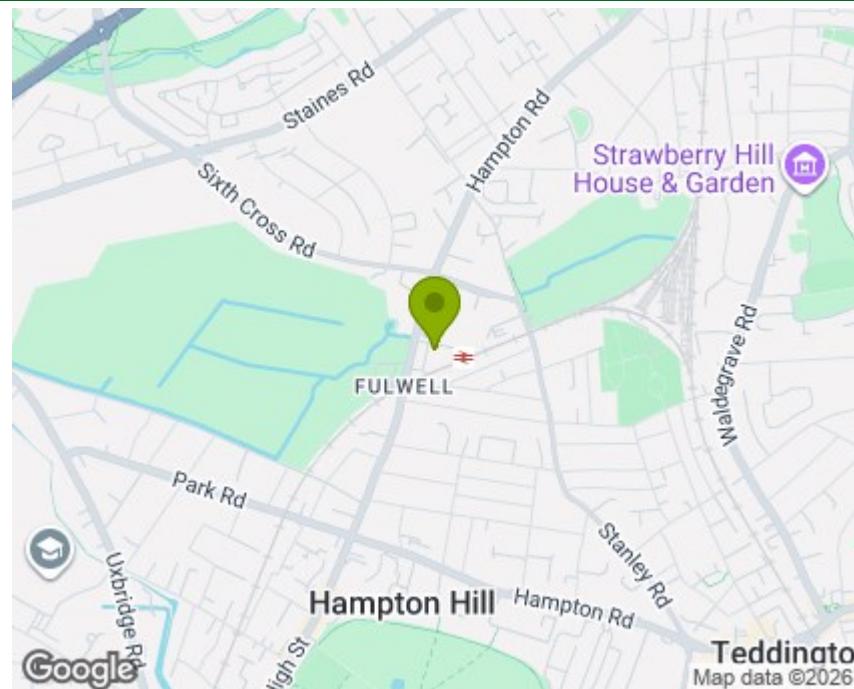
For families, the maisonette is conveniently close to some of the finest schools in the area, including the highly regarded Waldegrave School and St James's. Additionally, the nearby Fulwell Golf Course offers a lovely green space for leisure activities.

This property not only provides a comfortable living environment but also presents the potential to add value and extend, subject to planning permission. Whether you are looking to invest, downsize, or embark on your first home journey, this maisonette is a splendid choice that combines charm, convenience, and opportunity.



Directions from Milestone and Collis Sales 86 Heath Rd, Strawberry Hill, Twickenham TW1 4BW Head east on Heath Rd/A305/A311 towards Clifden Rd 0.2 mi Turn right onto Cross Deep/A310 0.5 mi At the roundabout, take the 2nd exit onto Waldegrave Rd/A309 0.5 mi Turn right onto Shacklegate Ln/B360 Continue to follow Shacklegate Ln 0.3 mi Continue onto Fulwell Rd 0.3 mi Turn right onto Wellington Rd/A311 0.1 mi Turn right onto Wellington Gardens Destination will be on the right 220 ft 3 Wellington Gardens Twickenham TW2 5NY

TW2 5NY lies on Wellington Gardens in Twickenham. TW2 5NY is located in the Fulwell & Hampton Hill electoral ward, within the London borough of Richmond upon Thames and the English Parliamentary constituency of Twickenham. The Sub Integrated Care Board (ICB) Location is NHS South West London ICB - 36L and the police force is Metropolitan Police.



#### Nearest School

Trafalgar Junior School, State School, Ofsted: Good 0.1 miles  
Trafalgar Infant School, State School, Ofsted: Good 0.2 miles

St James's Roman Catholic Primary School, State School, Ofsted: Outstanding 0.2 miles

Archdeacon Cambridge's Church of England Primary School, State School, Ofsted: Good 0.3 miles

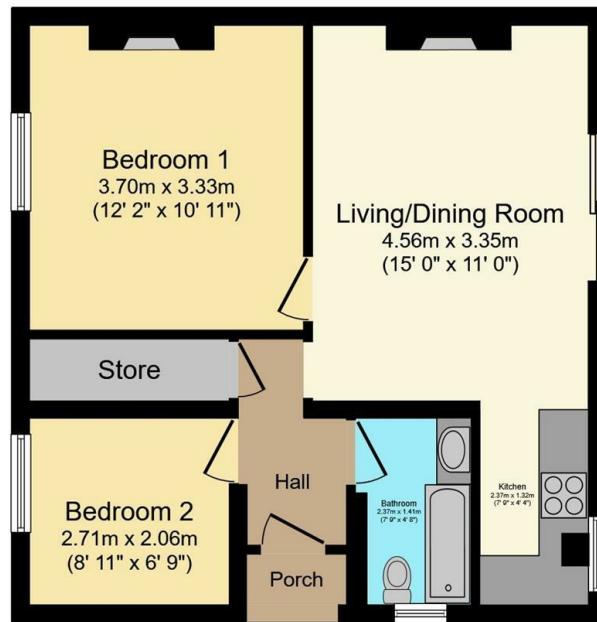
Waldegrave School, State / Academy, (most recent) Ofsted: Outstanding 0.3-0.4 miles

Twickenham School, State Secondary, Ofsted: Good 0.5 miles

Twickenham Primary Academy, State Primary, Ofsted: Outstanding 0.6 miles  
Council tax band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		100	100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Total floor area 47.6 sq.m. (513 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.

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