

Twickenham Road
Teddington
TW11 8AL

£499,950

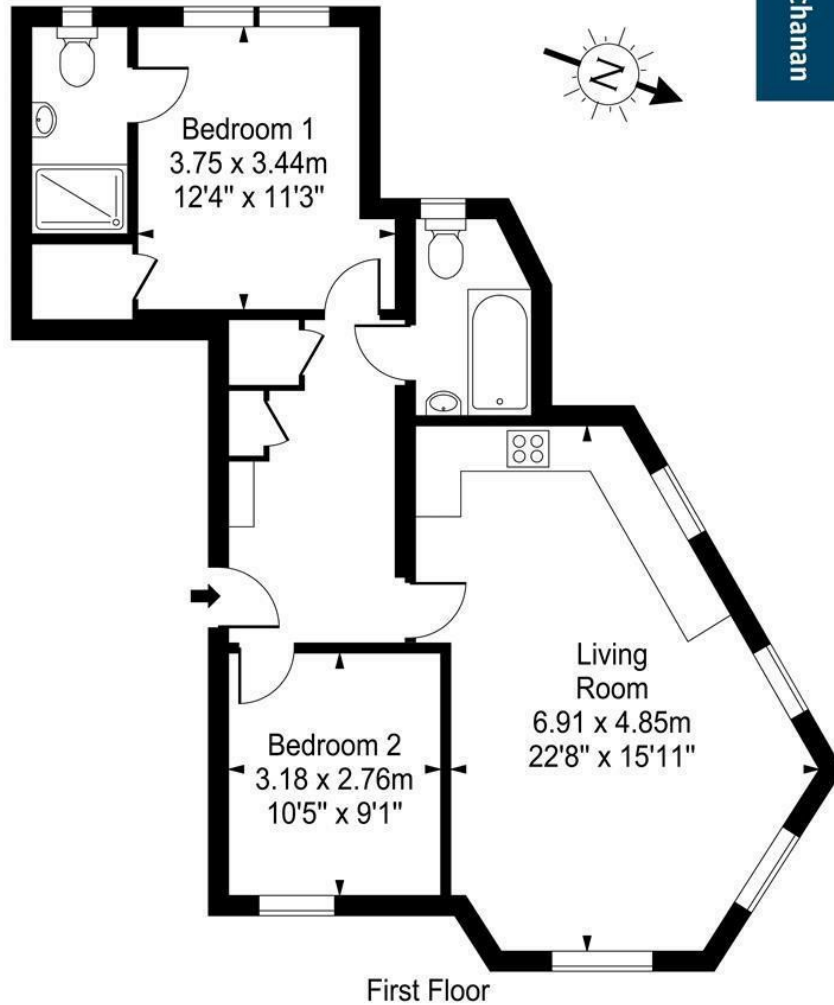
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Twickenham Road

Approx. Gross Internal Area
69 Sq M - 741 Sq Ft

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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

| Energy Efficiency Rating | | Current | Desired |
|---|--------|---------|---------|
| Very energy efficient - lower running costs | | | |
| A | 92-100 | 82 | 82 |
| B | 81-91 | | |
| C | 69-80 | | |
| D | 55-68 | | |
| E | 49-54 | | |
| F | 39-48 | | |
| G | 1-38 | | |

| Environmental Impact (CO ₂) Rating | | Current | Desired |
|---|--------|---------|---------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| A | 20-29% | | |
| B | 10-19% | | |
| C | 5-9% | | |
| D | 1-4% | | |
| E | 0-3% | | |
| F | 0-1% | | |
| G | 0% | | |

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.

- Viewings accompanied by Chase Buchanan
- Off street parking
- Secure bike storage
- No onward chain
- Leasehold - Share Of Freehold
- First floor
- Close to Teddington High Street
- Communal courtyard
- Close to Teddington town centre
- Two double bedrooms

An impressive two double-bedroom, two-bathroom apartment with off-street parking, located just a short walk from Teddington High Street.

The property is in immaculate condition, opening up onto a spacious hallway with ample storage which leads to a bright reception room/open plan kitchen featuring four sash windows.

At 741 sq ft, you will find a large master bedroom with an en-suite and a fitted wardrobe, a further second double bedroom, and a well-presented family bathroom. Additional benefits include ample storage space, immaculate carpets in the bedrooms, hallway, and living room, and underfloor heating to the bathrooms.

The communal areas are well-kept, and the property benefits from communal additions such as secure bike storage, a small courtyard garden and off-street parking.

Twickenham Road is located close to the River Thames, Bushy Park and some excellent primary and secondary schools and is within easy reach of Teddington town centre and the main line train station.

If you are looking for an investment property the rental figure would be approx. £2,000 pcm - a rental yield of Approx. 4.8%

Share of freehold. Service charge £1400 per annum. Offered with no onward chain.

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

020 8977 1166

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