

Ferry Road  
Teddington  
TW11 9NN

£625,000

ChaseBuchanan



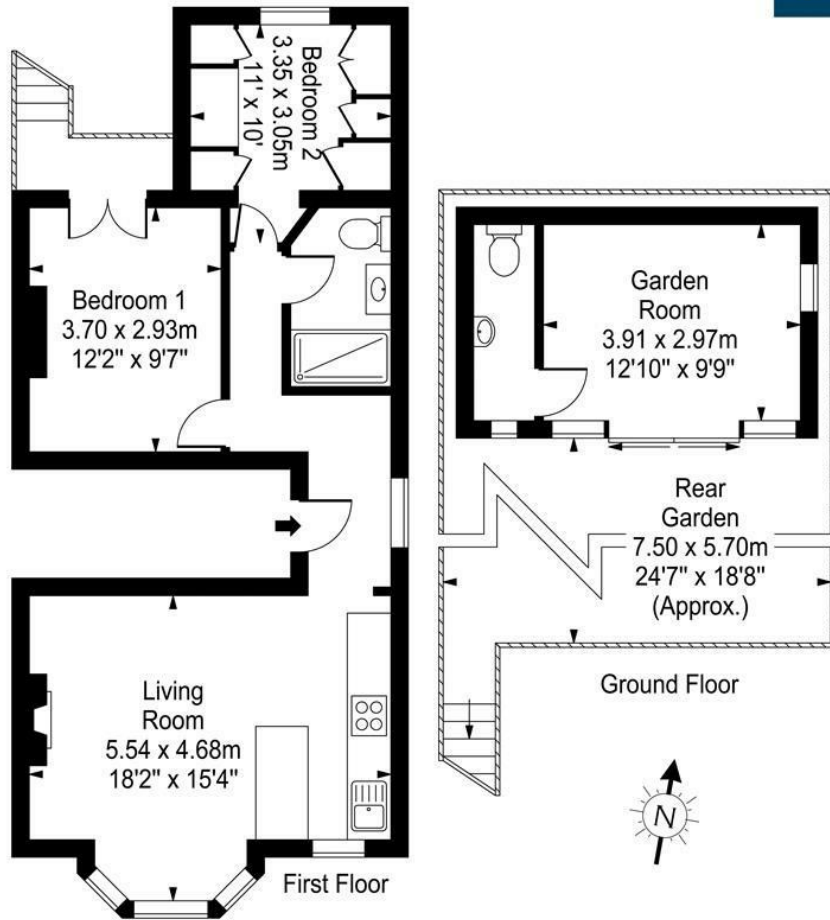
# Ferry Road

Approx. Gross Internal Area

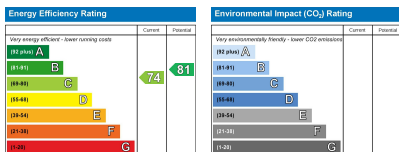
**69 Sq M - 742 Sq Ft**

(includes 14 Sq M - 161 Sq Ft of Garden Room)

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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](http://www.frameworkphotos.co.uk)



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
- Two Double Bedrooms
- Fabulous Landscaped Private Garden
- Moments to Teddington Lock
- Share of Freehold
- Stunning Victorian Conversion Flat Buchanan
- Luxury Shower Room
- Garden Room with En-Suite W.C
- Minutes to Station
- Sold with New 999 Year Lease

This impressive first floor Victorian conversion flat is set within a handsome property, located just off Teddington High Street, in an enviable location close to Teddington Lock and benefits from a delightful landscaped private garden with a fabulous garden room.

Fully refurbished, whilst maintaining the lovely period charm, the property has wonderfully high ceilings, period fireplaces, and huge sash windows. The layout works very well with a stunning and spacious living room, open onto a recently fitted kitchen with ample storage and a breakfast bar. There are two double bedrooms and a beautifully fitted luxury shower room.

The jewel in the crown is the exceptional private garden, which is accessed directly from the flat through French doors and down a private staircase. The garden is a sun trap and also houses a new garden room with ensuite W.C. facilities making it the perfect spare bedroom, especially as there is direct & secure side access to the garden.

Perfectly situated within 100 yards of The River Thames by Teddington Lock with popular riverside walks and the peaceful wilderness of Ham Common just across the footbridge. Also close by is the popular Wharf Restaurant, gastro Tides End pub Anglers Arms, and the riverside Lensbury Sports Club. The charming Teddington High Street with its array of independent restaurants, cafes, and boutiques is also close at hand.

This is a rare opportunity to acquire a bright and characterful first-floor Victorian apartment that also benefits from a private garden.

Share of Freehold  
New 999-year lease  
Ground Rent - £0  
Service Charge - £750 PA

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

**020 8977 1166**

**ChaseBuchanan**

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