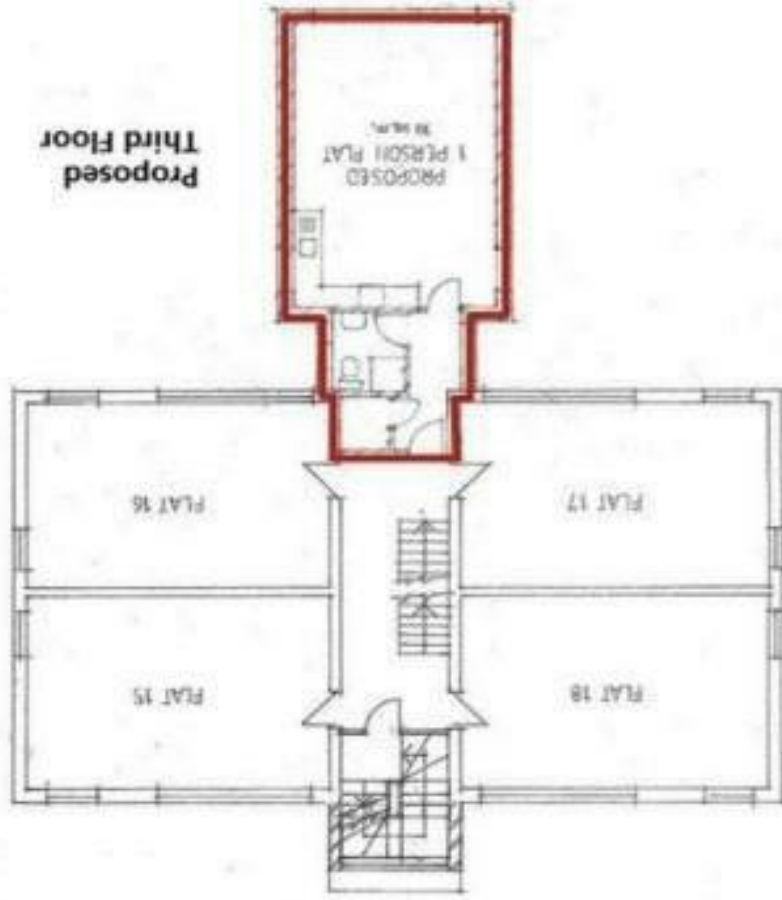


**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.  
**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.



**FLOOR PLAN**



**22 Upper Teddington Road**  
Kingston Upon Thames, KT1 4DT, £165,000



## MAIN FEATURES

- Development opportunity
- Previous planning for 2 x 1 person apartments
- Great long term investment
- Allocated Parking
- Popular location
- Freehold available

## Summary

New build opportunity and long term investment. An option to build two apartments and also retain the freehold at an extra cost. Tabard House is a sought after block within close proximity of Kingston, Teddington and Richmond town centres.

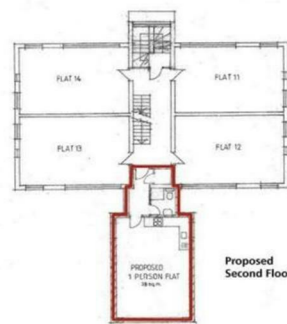
## Description

Planning permission was granted by London Borough of Richmond Upon Thames on 10th December 2020 under application 19/3746/FUL for a rear extension on the second and third floor levels to form 2 x 1 person flats. This would need to be renewed. The proposed dwellings

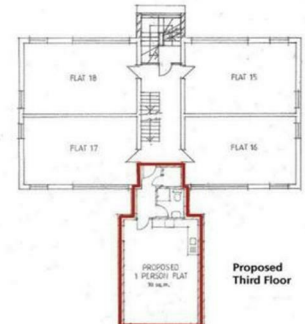
will be entitled to an allocated parking space. Freehold purchase is also available. For further information please contact our office.



Proposed Rear Elevation



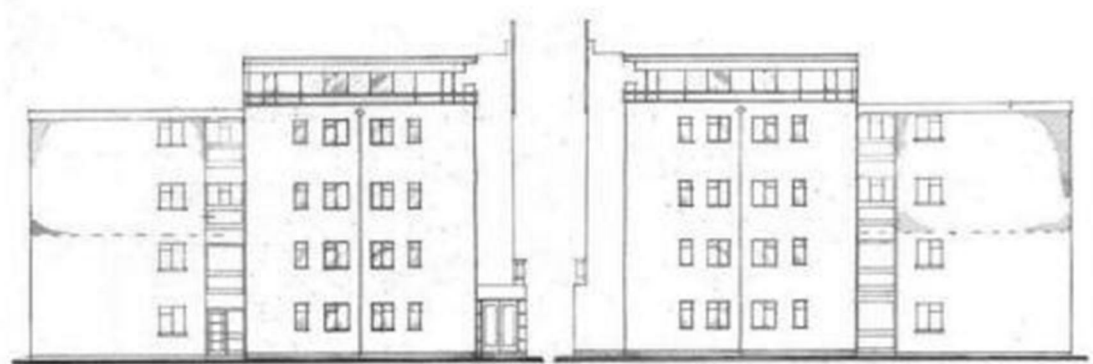
Proposed Second Floor



Proposed Third Floor



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Proposed North Elevation

Proposed South Elevation

**£165,000**

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

