

## **Noel Square, TW11** £1,495,000





## Noel Square, TW11

Located centrally in a highly regarded gated development this home is designed to a high specification and offers a high end finishes throughout with a lovely garden and gated parking.

Throughout this home there is a luxurious finish all to a high specification and the accommodation is in excess of 2300 sq ft. Beginning with the ground floor, there is a modern kitchen/breakfast dining room with contemporary units and built in appliances with bi-folding doors leading onto the garden. Completing the ground floor there is an office and cloakroom.

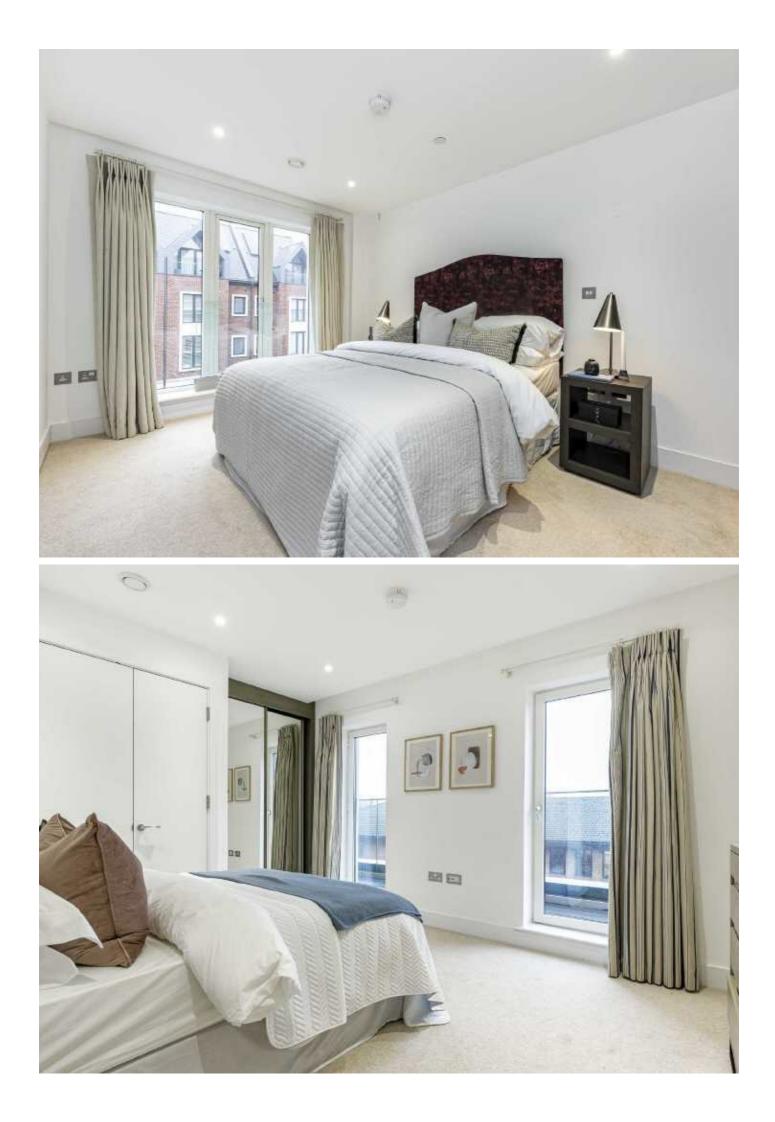
The first floor provides the living room, a large double bedroom and a bathroom along with fitted storage. To the second floor there is a family bathroom and two double bedrooms, one of which has a balcony over looking the development and courtyard. The top floor offers a stunning principle suite with a walk-in-wardrobe and bathroom.

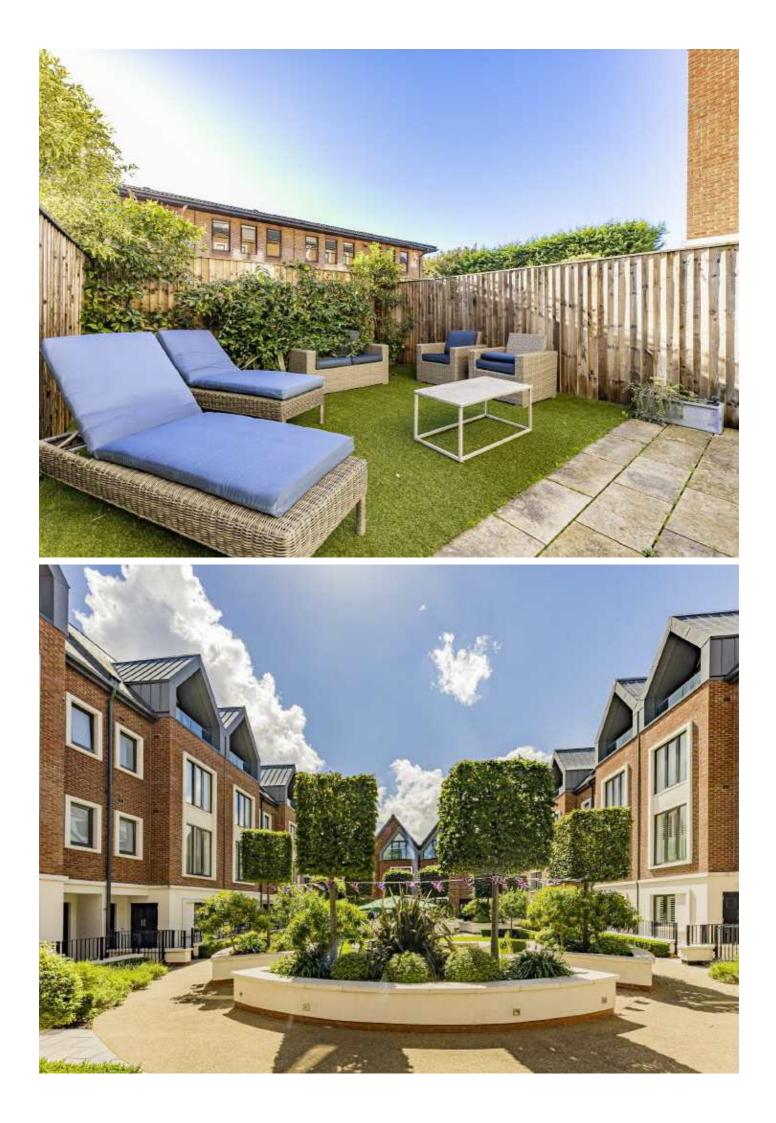
Noel Square which is located just off Waldegrave Road which offers a great selection of shops, pubs and restaurants. Both Teddington High Street and Strawberry Hill village is approximately half a mile away offering train lines (0.4 miles from Teddington Station) into London and the area is renowned for its excellent state and independent schools

## Features

0.4 miles from Teddington Station Secure underground parking Garage Great School Catchment Over 2,200 sq ft.







## Noel Square, Teddington, TW11



Total area (approx.):214.85 sq. m (2312 Sq. ft) Store:1.01 sq. m (11 Sq. ft) Balcony:9.51 sq. m (102 Sq. ft)



Teddington 61 High Street Teddington TW118HA Sales 020 8288 8288 Energy Rating: B. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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