

# SNELLERS

ESTATE AGENTS

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## Candler Mews, TW1

£850,000

Exceptional ground floor apartment in central Twickenham. Nestled within the sought-after enclave of Candler Mews on Amyand Park Road, this outstanding ground floor apartment forms part of an exclusive office-to-residential conversion.



Offering over 1,100 sq ft of beautifully designed living space, this two-bedroom, two-bathroom apartment has been crafted to an incredibly high specification throughout. From premium fixtures and fittings to thoughtful design and layout, every detail has been considered for modern comfort and style.

Set on the ground floor, this apartment enjoys the rare benefit of a private garden, ideal for al fresco dining or quiet relaxation. Additional features include private parking with electric vehicle charging point and an open-plan living space that seamlessly blends luxury and practicality. Further benefits include a video entry system, 10 year warranty, Virgin Media broadband Wi-Fi service, a brand new 999-year lease, no ground rent and a share of the freehold.

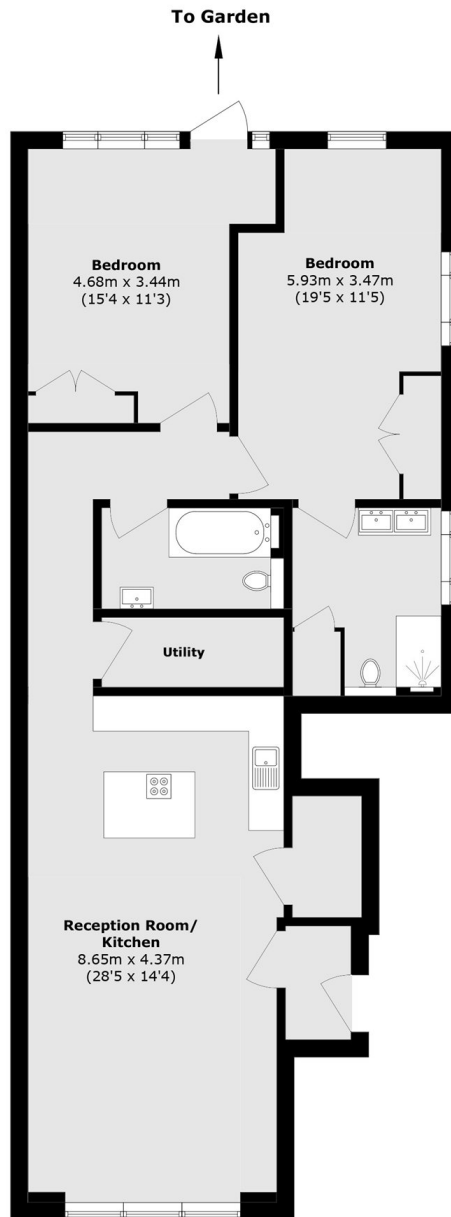
Perfectly positioned in the heart of Twickenham, you will be moments from the town centre's vibrant shops, restaurants, and riverside walks, with Twickenham Station just a short stroll away for fast links into London Waterloo. Marble Hill Park is also nearby and renowned for its annual Summer concerts and is within the catchment area for Orleans School. A unique high-end home in one of Twickenham's most desirable and discreet locations.

- Two Bedrooms • Two Bathrooms • Brand New Conversion •
- Share Of Freehold • Private Garden • No Onward Chain •



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Total area (approx.): 108.5 sq. m (1167.8 sq. ft)

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Energy Rating: D 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