



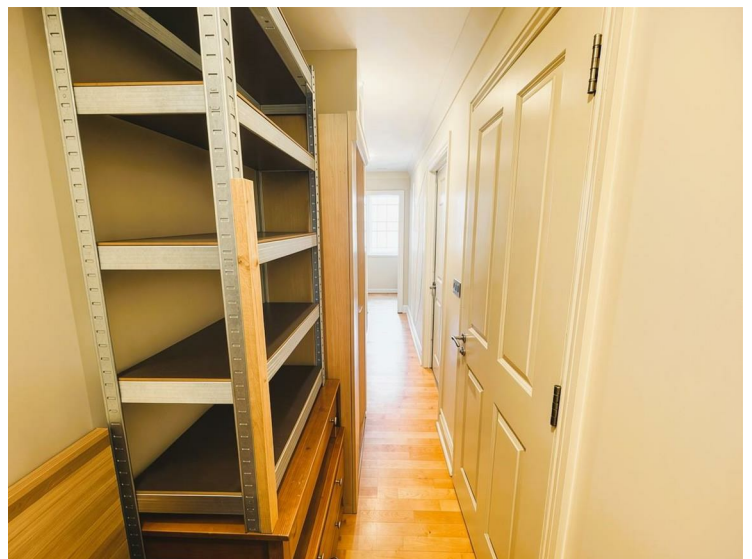
Swanston Court, Queens Road, Twickenham, TW1 4EZ

£345,000

Situated in the heart of Twickenham, this well presented two bedroom top floor apartment benefits from excellent access to Twickenham mainline station, the town centre and a wide range of shops and amenities. The accommodation comprises a bright open-plan lounge and kitchen, two bedrooms, an en-suite shower room to the principal bedroom and a separate family bathroom. Located on a popular tree-lined road, the property offers an excellent opportunity for both first-time buyers and investors alike.

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Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

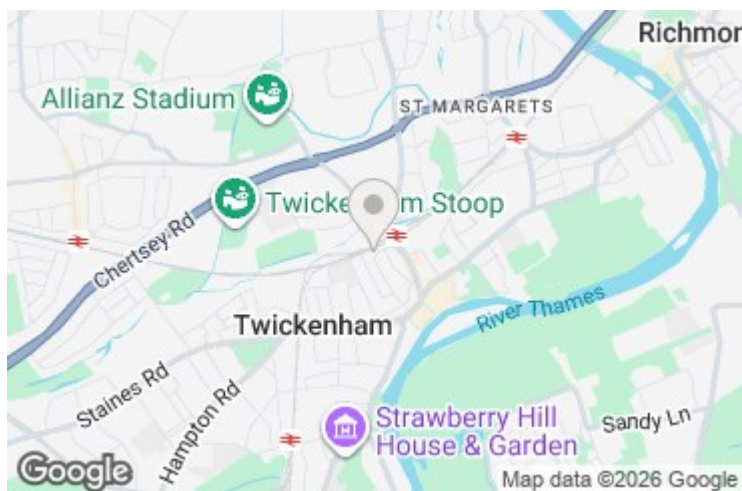


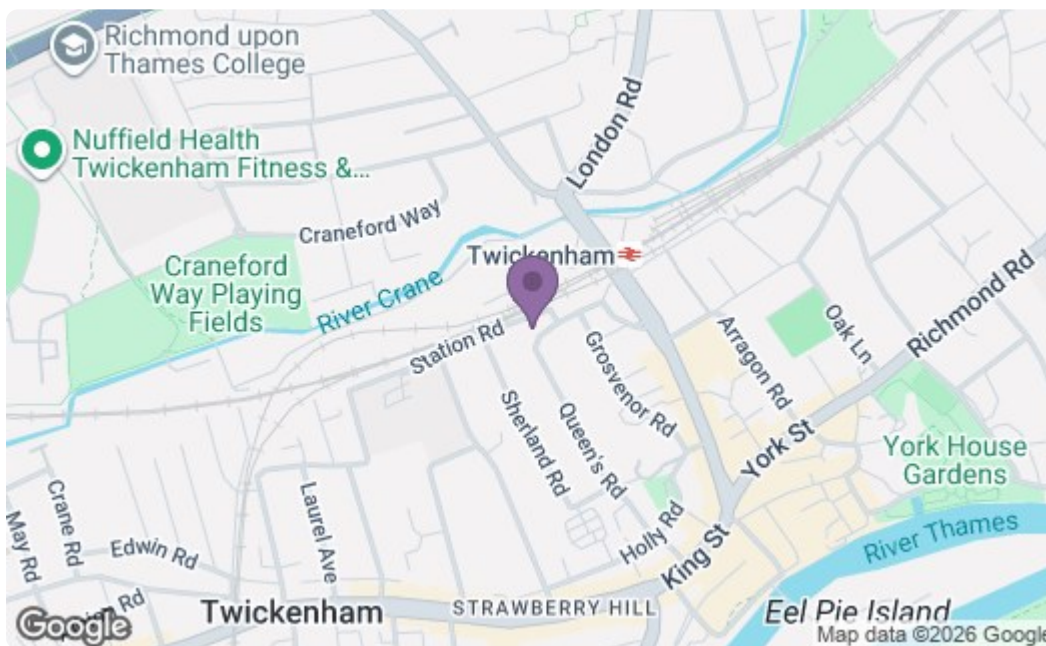
Please note that it is not our policy to test services, heating systems and domestic appliances and we

cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to verify any information for you. All measurements have been taken by a sonic tape and should not be relied upon for their accuracy and could be subject to a small margin of error.

We understand that the property may be subject to a service charge and/or maintenance charge but have not been able to verify the terms and conditions. We advise that all interested parties should obtain verification and confirmation of any charges through their solicitors or surveyor.





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		
	76	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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