



## Thistledene

Thames Ditton, KT7 0YJ

Guide Price £435,000

A superb and spacious purpose-built apartment with its own private entrance, featuring two double bedrooms and two modern bathrooms, set on a highly desirable residential road in the heart of Thames Ditton village. This beautifully presented home boasts impressive vaulted ceilings and abundant natural light throughout, offering a bright and airy retreat within easy walking distance of Thames Ditton Station, local shops, pubs and eateries. Perfectly positioned close to picturesque parks and just a short stroll from the River Thames, this location combines village charm with excellent convenience. Offered to the market chain-free and with a share of freehold. 109 years lease remaining. Building insurance: £220 PA Estate maintenance: £540 PA


- First Floor 2 Double Bedroom Apartment
- Own Private Entrance
- Off Street Parking
- Share of Freehold
- 2 Bathrooms
- Communal Gardens
- Walking Distance to Station and Local Amenities
- Chain Free

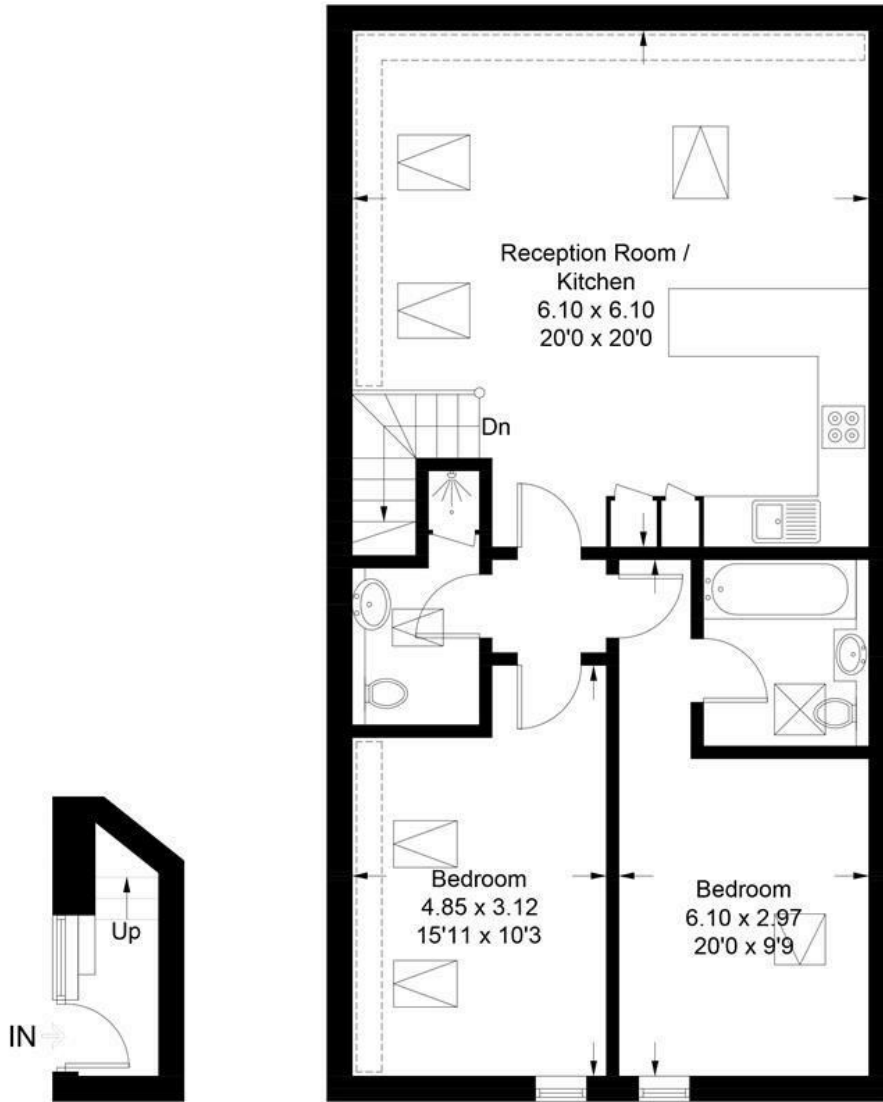
# Floor Plan

## Thistledene

Approximate Gross Internal Area = 73.0 sq m / 785 sq ft  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 4.9 sq m / 53 sq ft  
 Total = 77.9 sq m / 838 sq ft



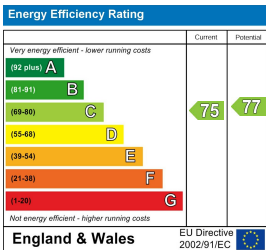
 = Reduced headroom below 1.5m / 5'0



### Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1285940)

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.