

3 Pelabon House, 34 Clevedon Road, Twickenham, TW1 2TR

£1,295,000

Leasehold



vp

- 1st Floor apartment (with lift access)
- Open plan kitchen and living room
- Two double bedrooms
- 2 Bathrooms (one en-suite)
- Private circular balcony
- Excellent built-in storage
- Underground secure parking for one car
- On-site gym
- 24-hour Concierge
- Prestigious riverside development
- Short walk to Richmond town centre
- EPC Band B

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SUMMARY

Leasehold - 999 years from 25 March 1996

Service charge - £5,765.94 for the current year

Ground rent - A peppercorn

EPC : Band B

Council Tax : Band G £4143.149 (2026/2027)

1113 sq ft/ 103.4 sq m

THE PROPERTY

This wonderful apartment is very boutique hotel, tucked away in this cocoon of 24-hour concierge, on-site gyms, and green spaces, it is perfect for anyone wanting a beautifully designed and elegant property with nothing to do but move in and enjoy the designer-led living. The prestigious Richmond Bridge Development has an in-built community, high security, and beautifully kept gardens.

The whole property is decorated in calming shades and all fixtures and fittings have been refurbished to an extremely high spec. The living room has a feature wall of bespoke cabinetry, the beautiful and very practical kitchen would appeal to the inner chef in anyone and is incredibly social with a large central island and places to perch. The apartment has a circular balcony leading off the reception space where you can enjoy the view over the landscaped mature gardens.

The large hallway houses the utility cupboard and a further excellent storage for coats and shoes, the two generous double bedrooms both have bespoke fitted wardrobes and the bathrooms are immaculate.

The property has an allocated underground parking space and there are further visitor spaces allocated for occasional use.

THE AREA

Richmond has been deemed the happiest place in London to live and you can see why. With award winning restaurants, a theatre famous for its productions as well as all the beauty of Richmond Park on your doorstep in which to externalise, there is always something to perk up your day. Heathrow is 20 minutes (on a good day) and Richmond station is ideal for the City – 18 minutes into Waterloo and Tubes onwards.

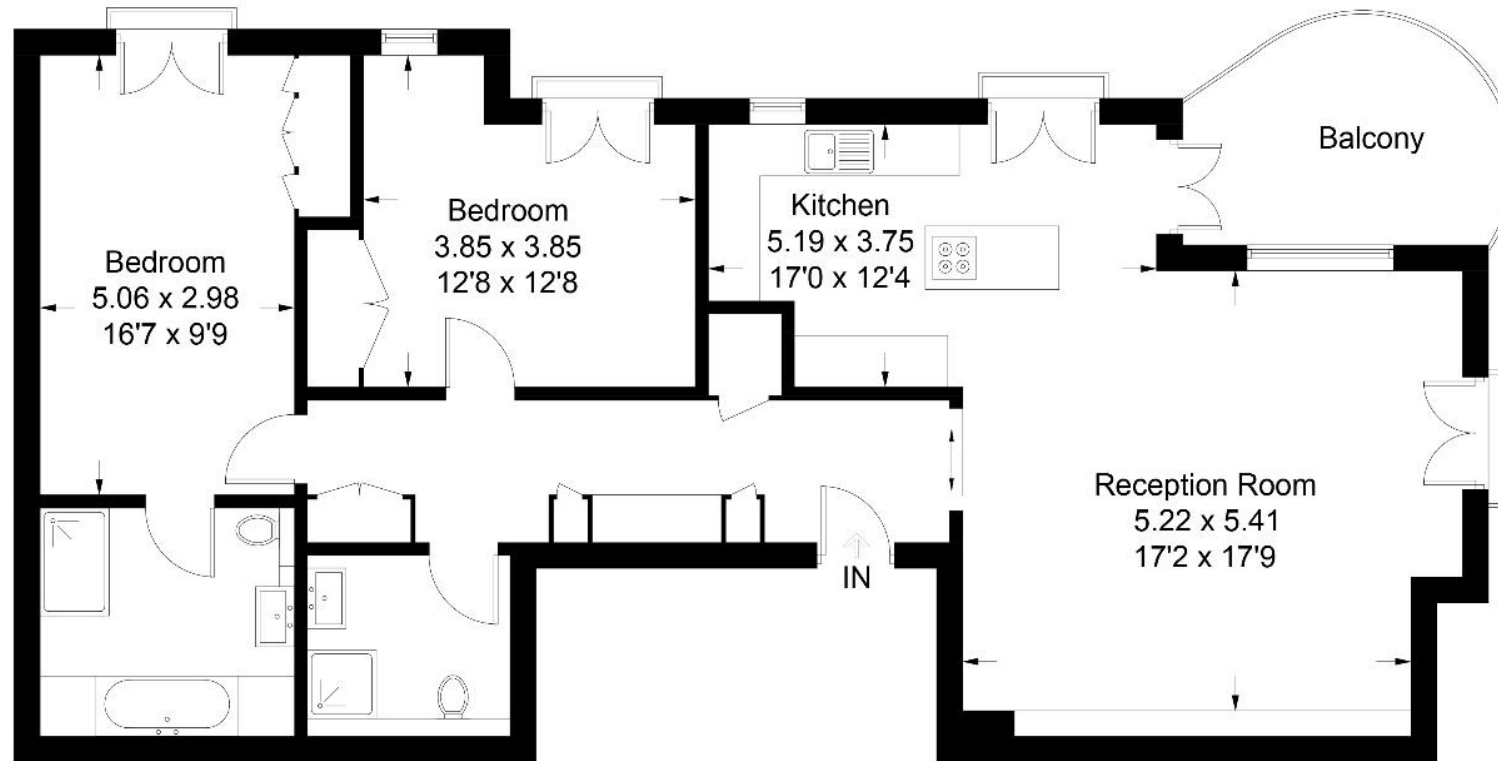
For the hard-core sports fan, this is also the capital of Rugby Union, with Twickenham, (England), the Stoop (Harlequins) and the Old Deer Park (London Welsh) all close by.

The river plays a major role in Richmond life too, with a large array of restaurants and bars dotted along the towpath, a saunter along here is scattered with historical gems too, there is simply so much to explore.

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Approximate Gross Internal Area = 103.4 sq m / 1113 sq ft

FLOORPLAN



All measurements are in accordance to the RICS Code Of Measuring Practice. Measurements are approximate & only for illustrative purposes.
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