

# RIVERHOMES

Fairways  
Teddington TW11

£1,650,000  
Freehold



## Fairways Teddington TW11

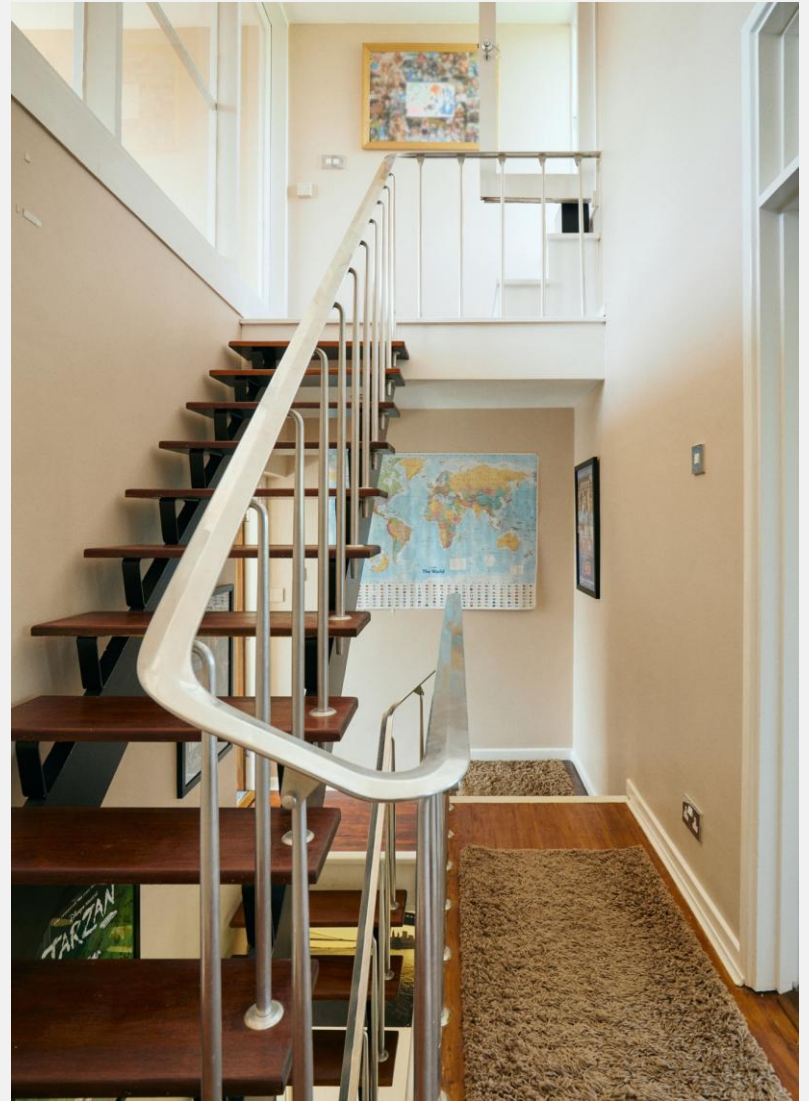
Occupying a coveted position within the Fairways Estate, this four-bedroom townhouse pairs expansive Thames-side living with a rare collection of residents' amenities, including a private marina, heated outdoor swimming pool, tennis court and beautifully maintained communal gardens.

Developed from 1965 onwards by Carpenters Estates, Fairways was conceived as a progressive residential community inspired by Scandinavian and American modernist planning principles. Its low-rise architecture, generous landscaping and emphasis on shared amenities reflected a forward-thinking approach to riverside living that remains remarkably relevant today. The

development comprises just 23 houses and 60 apartments arranged around a private marina in a peaceful setting between Teddington Lock and Kingston Bridge.

The house unfolds across four levels, with a series of light-filled living spaces oriented towards the river and surrounding greenery. Large windows and terraces create a strong connection to the landscape, while the principal reception rooms enjoy elevated views across the water. At its centre, the kitchen and dining space forms a social hub for everyday living and entertaining alike.





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Accommodation includes four bedrooms, with the uppermost floor offering a flexible space equally suited to a studio, home office, gym or guest suite. Above, a generous roof terrace captures panoramic views across Broom Park and the Thames corridor beyond.

A private mooring directly outside the house provides an exceptional relationship with the river, placing boating, paddleboarding and waterside exploration quite literally on the doorstep.

Fairways remains one of south-west London's best-kept residential enclaves; a carefully managed waterside community with mature gardens, outstanding amenities and an enduring modernist character. Hampton Wick station, Kingston's vibrant riverside restaurants, cafés and shops, together with several highly regarded schools.

### KEY FEATURES

- Four bedroom town house
- Driveway parking
- Roof terrace
- Private marina
- Heated outdoor swimming pool
- Tennis court
- Mature communal gardens

### ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83 <b>B</b>
69-80	<b>C</b>	73 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



### KEY INFORMATION

- Local authority:** Richmond upon Thames
- Internal area:** 2,541 sq.ft. / 236.36 sq.m.
- No. of bedrooms:** 4
- Council tax band:** G



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