



## Noel Square, TW11

£1,325,000

Located centrally in a highly regarded gated development, this home is designed and built to a high specification by developers London Square, offering a unique combination of a spacious family home and a luxurious boutique hotel.

Noel Square is located just off Waldegrave Road and offers a great selection of shops, pubs and restaurants. Teddington High Street and mainline station are 0.4 miles away with direct trains into London.

### Features

- Gated Development
- Four Double Bedrooms
- Secluded Garden
- Secure Parking For Two Cars
- Underfloor Smart Heating Ventilation And Heat Recovery System
- Multi Room In-Ceiling Audio System



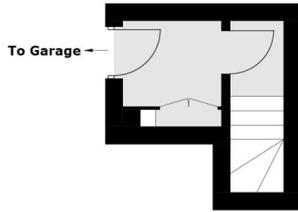
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Beginning with the ground floor, there is an entrance hallway leading through to a modern kitchen/dining room, finished with Corian worktops, Alno kitchen units, integrated Siemens appliances and hot tap. By opening up the full width bi-fold doors, the kitchen extends into the landscaped garden. Completing the ground floor, there is a large cloakroom along with access to the garage via the basement.

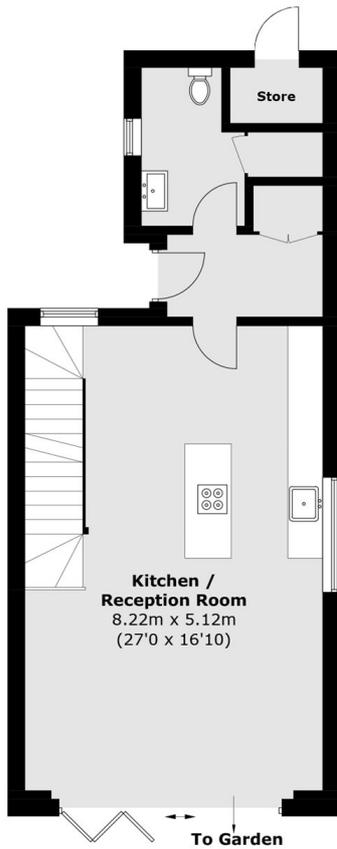
The first floor provides a stunning living room as well as a double-bedroom and large family bathroom. To the second floor there are two double bedrooms and an en-suite shower room. The top floor provides the master bedroom suite with a walk in wardrobe and shower room with dual sinks. The property also benefits from parking for two cars in the secure underground garage and ample storage throughout. EV charging and secure cycle parking provided.



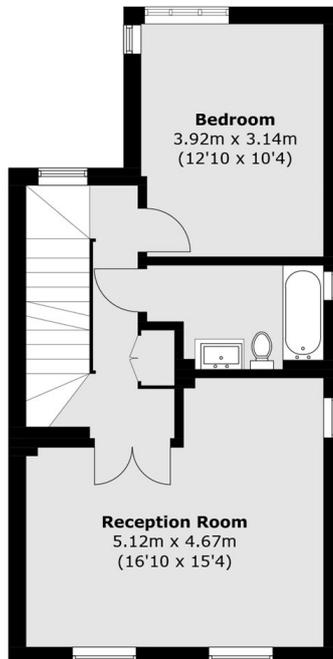
# Noel Square, Teddington, TW11



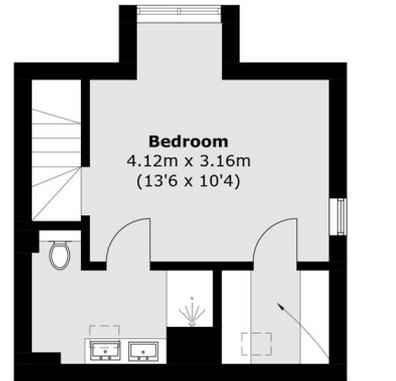
**Lower  
Ground Floor**



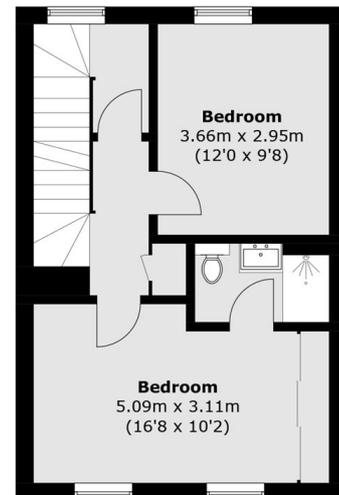
**Ground Floor**



**First Floor**



**Third Floor**



**Second Floor**

Total area (approx.): 179.3 sq. m (1,929.9 sq. ft)