



A stunning four bedroom townhouse with a secure garage and a beautiful garden.

**Noel Square, Teddington, Middlesex, TW11**

£1,450,000 Leasehold (993 years remaining)





Immaculately presented • Secure garage • Four bedrooms •  
Three bathrooms • Plenty of storage throughout

### Local Information

Noel Square is located just off Waldegrave Road and is within close proximity to Teddington railway station (0.5m approx) which provides services to London Waterloo. The local schooling is well regarded with many renowned private and state schools. Extensive shopping facilities, restaurants, bars and cafes can be found in nearby Teddington High Street as well as Kingston town centre.

### About this property

This fantastic house is situated behind gates in a large, immaculately maintained communal landscaped garden. Making this a perfect family home with a garage and an additional parking space belonging to the property. Both of these can be accessed directly from the house on the lower ground floor.

The ground floor is comprised of a modern kitchen/dining area fully fitted with Siemens appliances and with bi-folding doors opening out onto the immaculate private garden. The stunning garden won a BALI award in the National Landscape Awards of 2019. There is also a cloakroom and study on the ground floor.

On the first floor is the living room. Along with a bathroom and double bedroom.

The second floor accommodates a further two double bedrooms, one with a balcony overlooking the garden. Along with a family bathroom.

The whole of the top floor is occupied by the impressive master suite with a walk in wardrobe, en-suite bathroom and a balcony overlooking the communal gardens.

### Tenure

Leasehold(993 years remaining)

### Local Authority

### Energy Performance

EPC Rating = B

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Richmond Office.

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Noel Square

Approximate Gross Internal Area = 2270 sq ft / 210.8 sq m  
(Excluding Reduced Headroom / Including Garage)  
Reduced Headroom = 5 sq ft / 0.5 sq m  
Store = 6 sq ft / 0.6 sq m  
Total = 2281 sq ft / 211.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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