



# Spacious period conversion apartment with a private garden.

**Twickenham Road, Teddington, Middlesex, TW11**

Guide Price £500,000 Share of Freehold (Lease Expiry March 2168)

**savills**



Victorian conversion apartment • Private garden • Share of Freehold • Circa 16ft reception room • No onward chain

### Local Information

The property is approximately 0.7 miles to Teddington Station which has a regular service to London Waterloo, Wimbledon, and Shepperton. There are local buses which run from Kingston Road giving you links to Kingston and Heathrow Airport.

There is a supermarket approximately 0.2 miles from the property and the amenities of Teddington High Street also approximately 0.2 miles away. Teddington High Street provides you with a multitude of independent cafes, bars, and restaurants. Teddington Lock is approximately 0.3 miles away from the property which provides a link across the river to the Ham Lands. This stunning nature reserve offers 72 hectares to explore. There is a riverside path which provides a route to Ham House, and to Richmond. Other notable places include Hampton Court Palace, Bushy Park, and the prestigious Lensbury Club.

Teddington offers a high number of reputable schools both state and independent.

### About this property

An exceptionally well proportioned period conversion apartment offering the perfect juxtaposition between period charm and contemporary living

held within this elegant Victorian residence.

Well maintained private garden and attractively offered to the market with no onward chain.

### Tenure

Share of Freehold (Lease Expiry March 2168)

### Local Authority

London Borough Of Richmond Upon Thames, Twickenham

### Council Tax

Band = D

### Ground Rent

£0 per annum

### Service Charge

£600 per annum

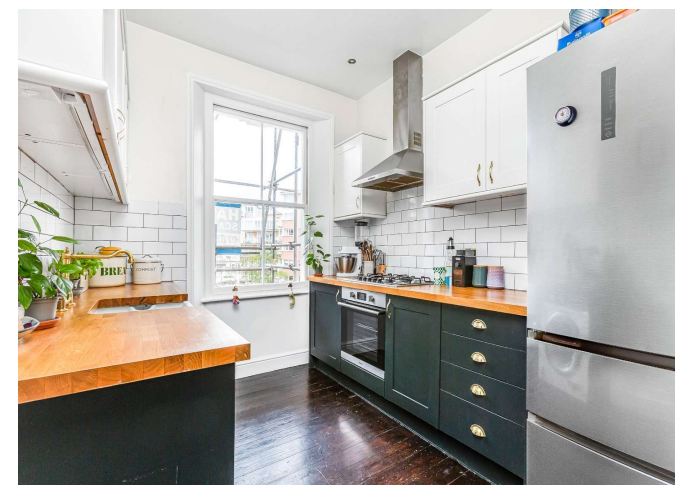
### Energy Performance

EPC Rating = D

### Viewing

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

Telephone: +44 (0)20 8447 4400.









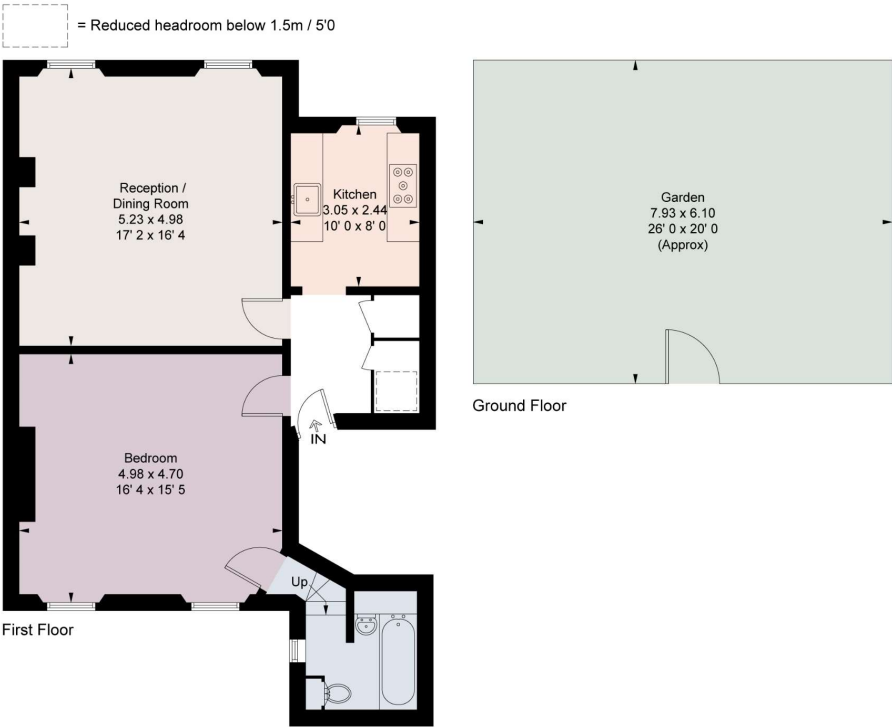
Twickenham Road, Teddington, Middlesex, TW11  
Gross Internal Area 741sq ft, 68.9 m²  
Total 741sq ft, 68.9 m²

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Twickenham Road

Approximate Gross Internal Area = 741 sq ft / 68.9 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 6 sq ft / 0.6 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+) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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