



Richmond Road, Twickenham TW1

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# Richmond Road, Twickenham TW1

A beautifully light and well proportioned two bedroom apartment situated on the first floor of this sought-after building, ideally positioned for access to Twickenham station and Marble Hill Park.

Spanning 646 sq ft, the property is presented in excellent order and is offered to the market with no onward chain.

The accommodation itself briefly comprises: entrance hall, reception room, separate kitchen, double bedroom with access out to a private balcony, a second double bedroom and a beautifully appointed bathroom.

The property further benefits from access to unallocated parking on a first come-first serve basis and a separate store cupboard.



**Guide price:** £535,000

**Tenure:** Leasehold: approximately 999 years remaining

**Service charge:** £939.66 per annum

**Ground rent:** N/A

**Local authority:** London Borough of Richmond Upon Thames

**Council tax band:** D

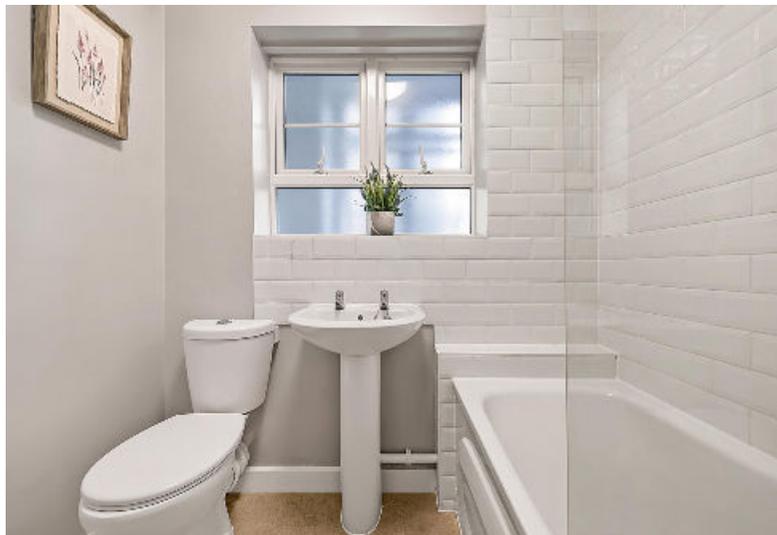


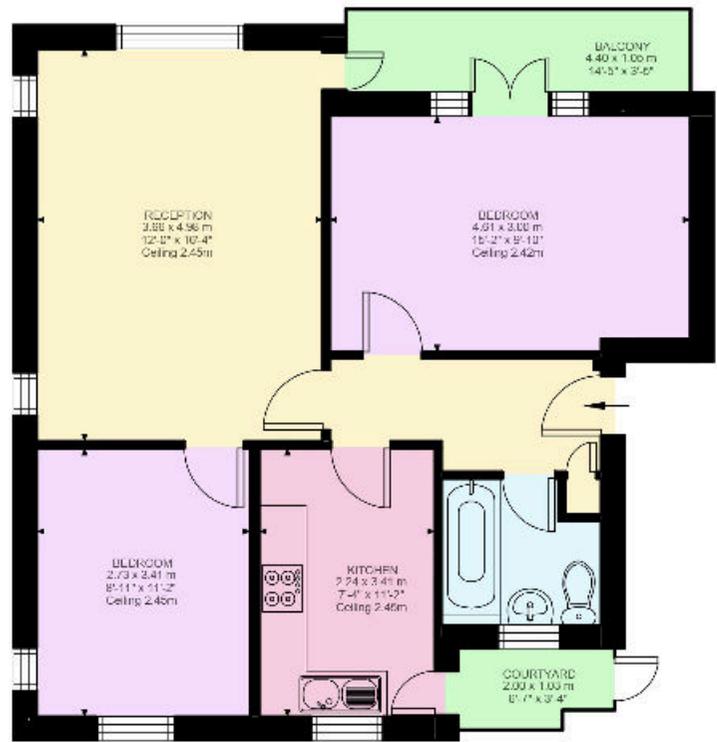
## Location

The property is within close proximity to all the local amenities that Twickenham and St. Margaret's has to offer, in addition to being nearby to many of the area's attractions such as the River Thames, Marble Hill Park and Richmond Park with its 2,500 acres of Royal parkland.

Local transport links include numerous bus routes to surrounding areas, plus frequent trains to Central London via South West Trains from Twickenham and St Margaret's. The property is well placed for access to the A316/M3, M4 and M25 motorways. Heathrow Airport is a distance of only 6.3miles from the property.

\*All times and distances are approximate.





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

First Floor  
646 ft²

**Richmond Road, TW1**  
Approximate Gross Internal Area  
60.01 SQ.M / 646 SQ.FT  
(EXCLUDING BALCONY & COURTYARD)  
BALCONY & COURTYARD: 8.73 SQ.M / 94 SQ.FT

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated September 2022. Photographs and videos dated September 2022.  
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