



Richmond Road, Twickenham TW1

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# Richmond Road, Twickenham TW1

A light and well-proportioned two apartment situated on the second floor of this sought-after building, ideally positioned for access to Twickenham station and Marble Hill Park. Spanning approximately 643 sq ft, the property is presented in excellent order and is offered to the market with no onward chain. The accommodation itself briefly comprises an entrance hall, reception room, separate kitchen including appliances, 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:** £1,277.38 per annum, reviewed every 1 year, next review due 2024

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

**Council tax band:** D

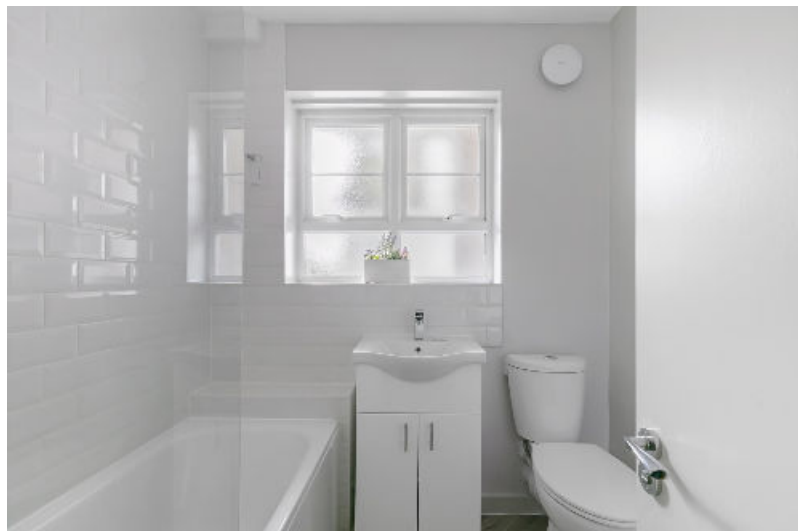


## Location

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 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.



Second Floor  
643 ft<sup>2</sup>

### Richmond Road, TW1

Approximate Gross Internal Area  
59.70 SQ.M / 643 SQ.FT

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We would be delighted to tell you more

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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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