



Clevedon Road, Twickenham TW1

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# Clevedon Road, Twickenham TW1

This wonderfully bright two bedroom apartment with parking is located in a sought-after development overlooking the River Thames.

Spanning approximately 1,019 sq ft, the well-balanced accommodation briefly comprises an entrance hall, spacious reception room with direct river views and a private balcony, separate kitchen/breakfast room, spacious principal bedroom with en suite shower room and built-in wardrobes, a second double bedroom with built-in wardrobes and an en suite shower room.

The property further benefits from visitor parking at the front of the building and access to communal gardens at the rear.



**Guide price:** £850,000

**Tenure:** Leasehold: approximately 96 years remaining

**Service charge:** £3,947.78 per annum, reviewed every 1 year, next review due 2024

**Ground rent:** £733 per annum, reviewed every 1 year, next review due 2024

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

**Council tax band:** G

## Location

Clevedon Road is within close proximity to both Richmond Town Centre (0.4 mile), St Margaret's (0.7 mile) and many of the area's superb attractions such as the River Thames (0.1 mile), Richmond Green (0.5 mile) and the 2,500 acres of Richmond Park (1.1 miles).

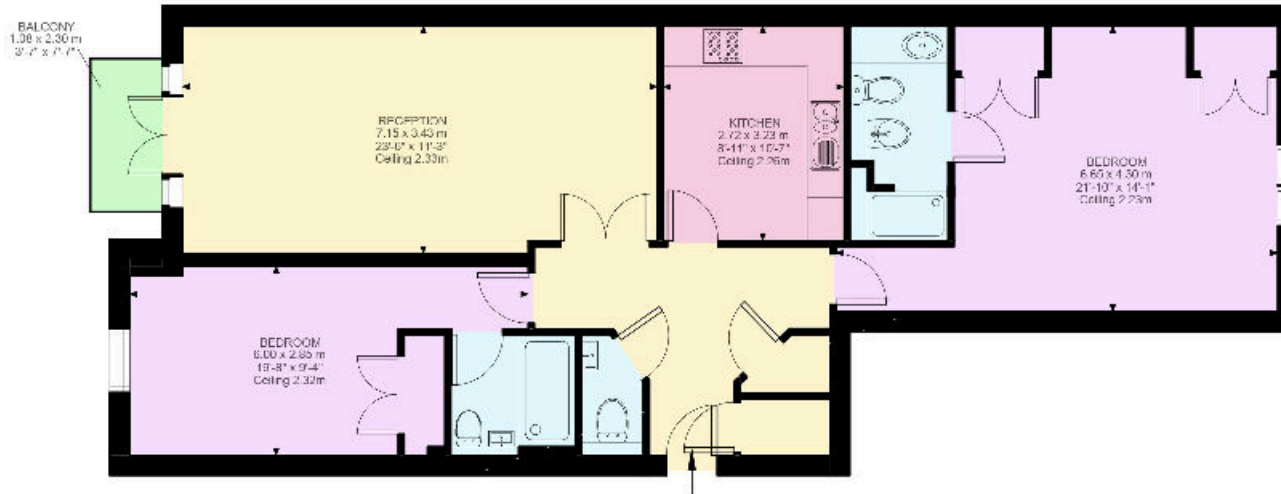
Local transport links include numerous bus routes to surrounding areas, plus frequent trains to Central London via South West trains from St. Margaret's and Richmond stations and London Underground's District Line (West End 38 minutes) from Richmond station.

The property is well placed for access to the A316/M3, M4 and M25 motorways. Heathrow Airport is 8 miles away and can be reached easily by road, train or bus. Schools in the area include Orleans Park School (0.9 mile), King's House School (1.0 mile) and The Vineyard School (0.7 mile).

\*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.



Second Floor  
1019 ft<sup>2</sup>

Clevedon Road, TW1

Approximate Gross Internal Area

94.65 SQ.M / 1019 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 October 2022. Photographs and videos dated October 2022.

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