



Wellesley Court, Twickenham TW2



Wellesley Court, Twickenham TW2

A beautifully light and well-proportioned two bedroom flat situated on the ground floor of this sought-after building. Spanning approximately 719 sq ft, the property has been recently refurbished and is offered to the market with no onward chain.

The accommodation consists of two double bedrooms, a fully-fitted separate kitchen with access to a terrace, large reception room and a bathroom. The property further benefits from access to unallocated parking on a first-come-first-serve basis, a private entrance and well-maintained communal gardens which can be accessed directly from the terrace.



Asking price: £450,000

Tenure: Leasehold: approximately 999 years remaining

Service charge: £1326.99 per annum, reviewed every year, next review due 2025

Local authority: London Borough of Richmond Upon Thames

Council tax band: D



Location description

The property is situated in an extremely sought-after area of Twickenham and benefits from access to an excellent array of shops, bars and restaurants situated around Twickenham Green. The surrounding area is well-suited for family life with numerous recreational facilities close by including Bushy Park, the river, golf courses, rugby/football pitches, cricket clubs and riding stables to name a few.

Other local notable venues include Strawberry Hill House and Garden, Orleans House Gallery and Twickenham Stadium. Local Ofsted 'Outstanding' rated schools include Twickenham Primary Academy (0.24 miles), St Richard Reynolds Catholic primary and high schools(0.47 miles) and Waldegrave School (0.47 miles). Local transport links are excellent and include the mainline station at Strawberry Hill which offers speedy access into Central London, the M3 and Heathrow.

•All distances are approximate.

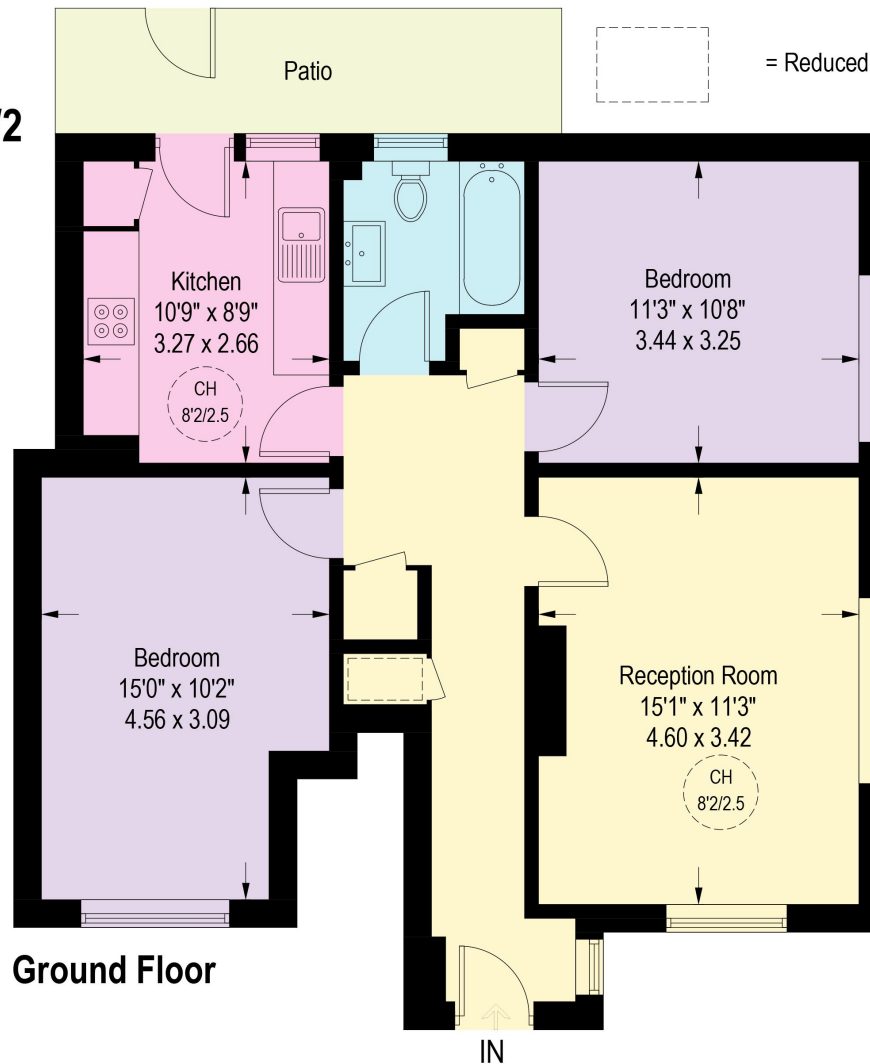


Wellesley Court, Popes Avenue, TW2

Approximate Gross Internal Area = 719 sq ft / 66.8 sq m

Reduced Headroom = 4 sq ft / 0.4 sq m

Total = 723 sq ft / 67.2 sq m



= Reduced headroom below 1.5m / 5'0



Knight Frank

Richmond

23 Hill Street,

London

TW9 1SX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Liam Doyle

020 8939 2809

liam.doyle@knightfrank.com

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.



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2024. Photographs and videos dated April 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.