



Popes Avenue, Twickenham TW2



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A beautifully light and well-proportioned two bedroom flat situated on the first floor of this sought-after building. Spanning approximately 721 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 balcony, 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.



Guide price: £450,000

Tenure: Leasehold: approximately 998 years remaining

Service charge: £1310.22 per annum, reviewed annually, next review due 2025

Local authority: London Borough of Richmond Upon Thames

Council tax band: D



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.

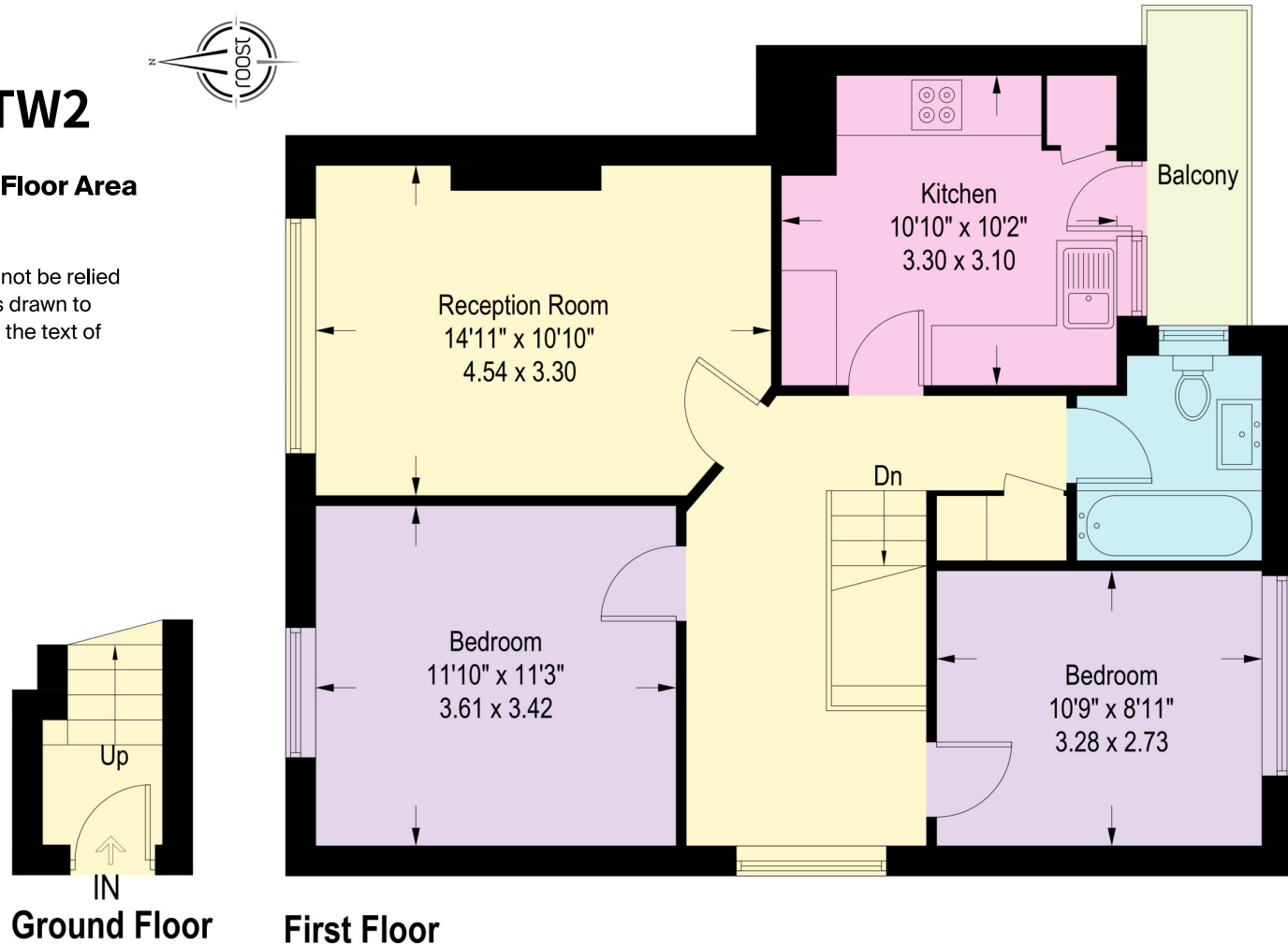
•All distances are approximate.



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**Approximate Gross Internal Floor Area
67 sq m / 721 sq ft**

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.



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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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