



Teddington Park Road, Teddington, TW11

A spacious studio apartment on a sought after street.

ESTATE & AGENT

— Tailored, local and personal —

# Threeways, Teddington Park Road, Teddington, TW11

## £269,950 Leasehold

### Overview

Are you looking for a one bedroom apartment in a superb location but your budget won't quite stretch? Then look no further! Technically classed as a studio, this spacious well-presented apartment offers 37 sq. metres of light and airy, well laid out accommodation. The property has the feel of a one-bedroom apartment, owing to its own front door, entrance hallway, separate good sized kitchen, separate bathroom (with bath), spacious reception room and a private bedroom area with built in wardrobes and space for a double bed that is screened off from the main living space. The property is situated on the 2nd (top) floor of a small, pleasant block of flats, set in well maintained mature communal gardens, located on one of Teddington's most sought after leafy streets. The property benefits from upvc double glazing, gas fired central heating via a combination boiler and a long lease with over 900 years remaining. Limited off-street parking is available on a first come, first served basis with additional residents permit parking available on-street. The vendor has advised that there is also a block of garages that can be rented by residents (subject to availability). Local train services and bus services are within walking distance as well as all that Teddington has to offer. This really is a fantastic apartment and not your usual studio - with viewing coming highly recommended. (Service/ground rent £960.00 per year, 947 years remaining on lease). EPC: D.

### Entrance lobby 6'9" x 4'11"

Comprising; upvc double glazed opaque front door and side window with blinds, built-in storage cupboard, spot lights to ceiling, single radiator, skirting board, wood effect laminate flooring.

### Bathroom/w.c. 6'10" x 5'7"

Comprising; close coupled w.c., pedestal sink, bath with mixer tap and shower over, part tiling to walls and splashback, spot lights to ceiling, upvc double glazed opaque window with blinds, two wall vanity units, single radiator, skirting board, tile effect laminate flooring, loft access. The loft is boarded and provides additional storage space.

### Living area 11'5" x 13'4"

Comprising; wall mounted shelves and cabinets, spot lights to ceiling, upvc double glazed window with blinds, double radiator, tv point, skirting board, wood effect laminate flooring and rolling screens to bedroom space;

### Bedroom space 7'3" x 8'1"

Comprising; fitted wardrobes, spot lights to ceiling, wall up-lighter, wall mounted cupboards, skirting board and wood effect laminate flooring.



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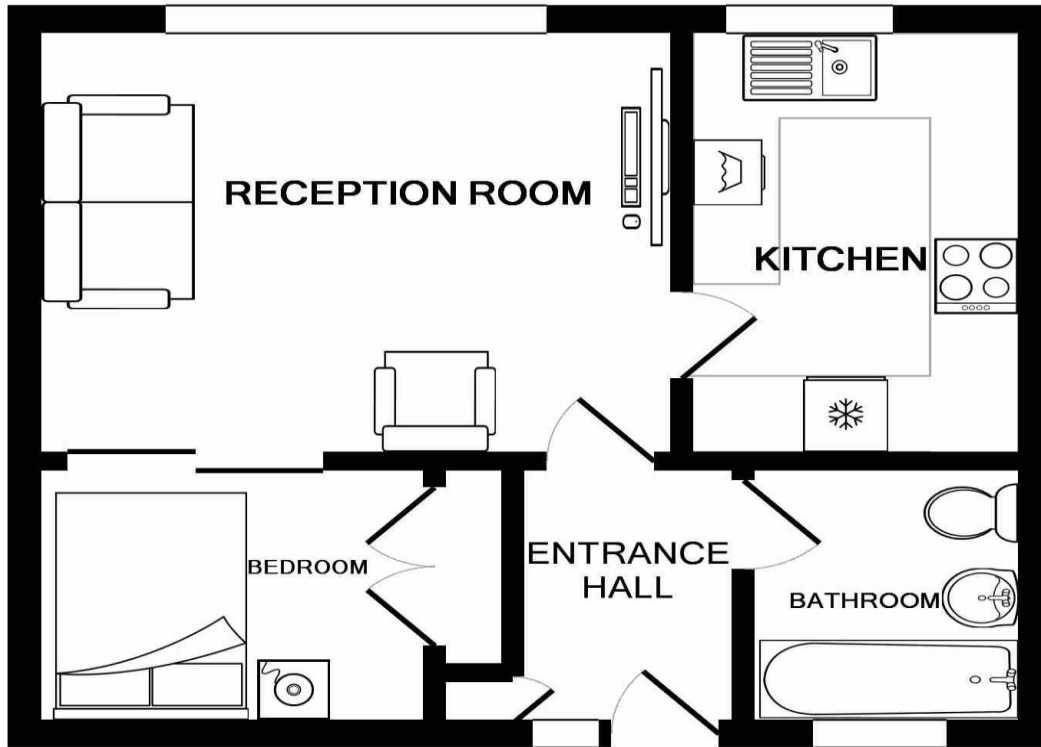
**Kitchen** 11'5" x 6'11"

Comprising; white fitted wall and base units with complimenting white laminate worktops, integral stainless-steel sink and drainer unit with mixer tap, tiles to splashback, integral electric oven and gas hob with extractor hood above, washing machine, free-standing under-counter fridge, freezer, combination boiler, spot lights to ceiling, breakfast bar, single radiator, tile effect laminate flooring.

**Externally**

There are communal gardens to the front and back with flower beds, mature shrubs, trees and lawn, on-street resident's permit parking, communal stairs leading to first and second floor landing areas and onto front door, garage block to the rear - available to rent, subject to availability.





Viewing strictly by appointment via Estate and Agent

**CONTACT**

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Open Hours-  
Monday to Friday 8am - 7pm  
Saturdays 9am - 5pm  
Sundays 10am - 4pm

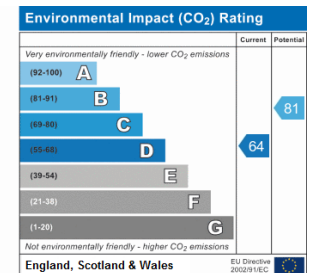
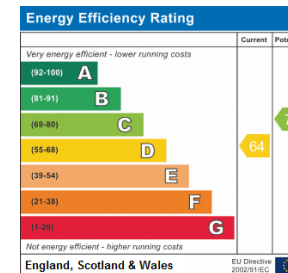
0208 914 7884

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**TOTAL APPROX. FLOOR AREA 399 SQ.FT. (37.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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