

WATERSIDE



Clevedon Road, East Twickenham
TW1

HAMPTONS
INTERNATIONAL

Beyond your expectations

Raised ground floor apartment in prestigious development.

Modern Gated Development | Raised Ground Floor Apartment | Reception Room | Fitted Kitchen | 3 Bedrooms | 2 Bathrooms | Guest Cloakroom | Balcony | Extensive Communal Gardens | Allocated Underground Parking | 24 Hour Concierge Service

Asking Price £1,250,000 Share of Freehold

Hamptons International

8 The Quadrant, Richmond, TW9 1BP

Sales. 020 8940 2772

richmond@hamptons-int.com

www.hamptons.co.uk

Description

A bright and spacious raised ground floor apartment in the sought after Richmond Bridge Estate offering three bedrooms, a generous wrap-around southerly aspect balcony and allocated underground parking.

Outside

The Richmond Bridge development, the premier development in this area, offers extensive communal gardens, use of a modern gymnasium, 24-hour concierge service and CCTV monitoring, an allocated underground parking space and visitors parking within the gated environment.

Location

The Richmond Bridge development is within approximately one quarter of a mile of Richmond Bridge thereby offering excellent access to Richmond town centre with its extensive array of shops, restaurants and bars as well as the mainline and underground station.

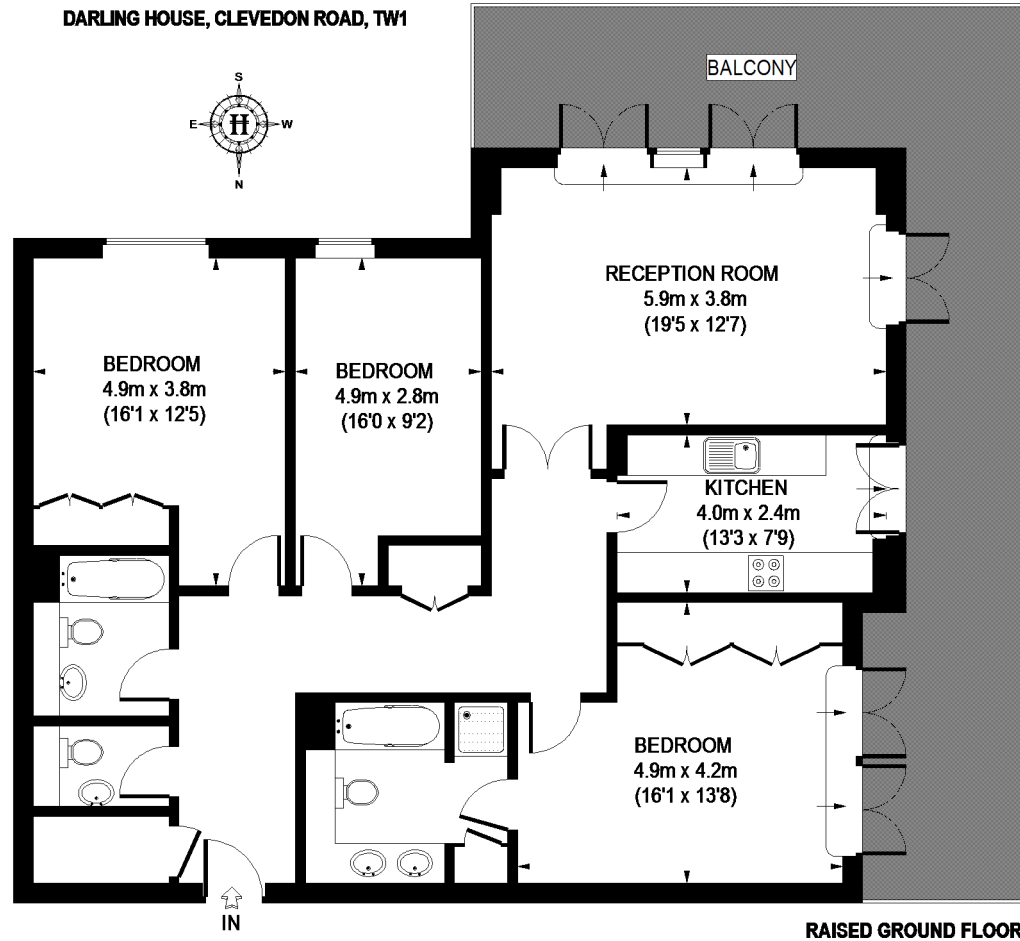
Additional Information

The apartment is held on a lease of 999 years from 25 March 1996.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 82 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

DARLING HOUSE, CLEVEDON ROAD, TW1



APPROXIMATE GROSS INTERNAL AREA = 1367 SQ. FT. (127 SQ. M.)

BALCONY = 451 SQ. FT. (42 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

