

**Camera House  
Teddington Riverside  
Teddington  
TW11 9NR**

£800,000

**ChaseBuchanan**



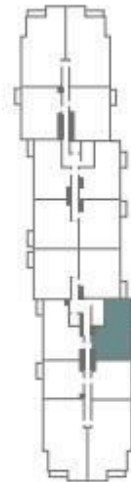
2 BEDROOMS

77 SQ M / 829 SQ FT

# Apartment 51



APARTMENT LOCATOR



RIVER THAMES

|              |
|--------------|
| FLOOR 5      |
| FLOOR 4      |
| FLOOR 3      |
| FLOOR 2      |
| FLOOR 1      |
| GROUND FLOOR |

|                      |         |           |                    |        |          |
|----------------------|---------|-----------|--------------------|--------|----------|
| TOTAL APARTMENT AREA | 77 SQ M | 829 SQ FT | TOTAL BALCONY AREA | 4 SQ M | 43 SQ FT |
|----------------------|---------|-----------|--------------------|--------|----------|

| Energy Efficiency Rating                    |        | Current | Target |
|---|--------|---------|--------|
| Very energy efficient - lower running costs |        |         |        |
| A   | 92-100 |         |        |
| B   | 81-91  |         |        |
| C   | 69-80  |         |        |
| D   | 55-68  |         |        |
| E   | 39-54  |         |        |
| F   | 21-38  |         |        |
| G   | 1-20   |         |        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |       | Current | Target |
|---|-------|---------|--------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |       |         |        |
| A   | 35-47 |         |        |
| B   | 28-34 |         |        |
| C   | 22-27 |         |        |
| D   | 16-21 |         |        |
| E   | 10-15 |         |        |
| F   | 5-9   |         |        |
| G   | 1-4   |         |        |

Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.

- Idyllic riverside location
- Two bedrooms
- Private west facing balcony
- Brand new apartments
- Very reasonable service charges
- Bright and spacious design
- Two bathrooms (one ensuite)
- Different styles and sizes available to view
- Allocated underground parking
- Council tax band TBC

\*\*\*PROPERTIES AVAILABLE TO VIEW NOW, photos of show home and some floor plans may vary\*\*\*

Located in an idyllic riverside location, is this impressive two bedroom, two bathroom apartment finished to the highest of standards. Designed by award-winning architects Hamiltons on the exact original site of Teddington Studios.

This stunning 3rd floor apartment with two bedrooms, the master having an en-suite bathroom with separate shower, offers light and spacious accommodation, all immaculately presented. The open plan living room incorporates a sophisticated, ultra-modern kitchen with doors to a private terrace providing a lovely westerly aspect.

Located in an enviable location on the banks of the River Thames with the amenities of Teddington high street and station close by with good transport links to London, Waterloo. Residents within this prestigious development also benefit from underground allocated parking and access to a 24 hour concierge service.

Viewings come highly recommended.

For more information or to book a viewing, please contact:

020 8977 1166

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