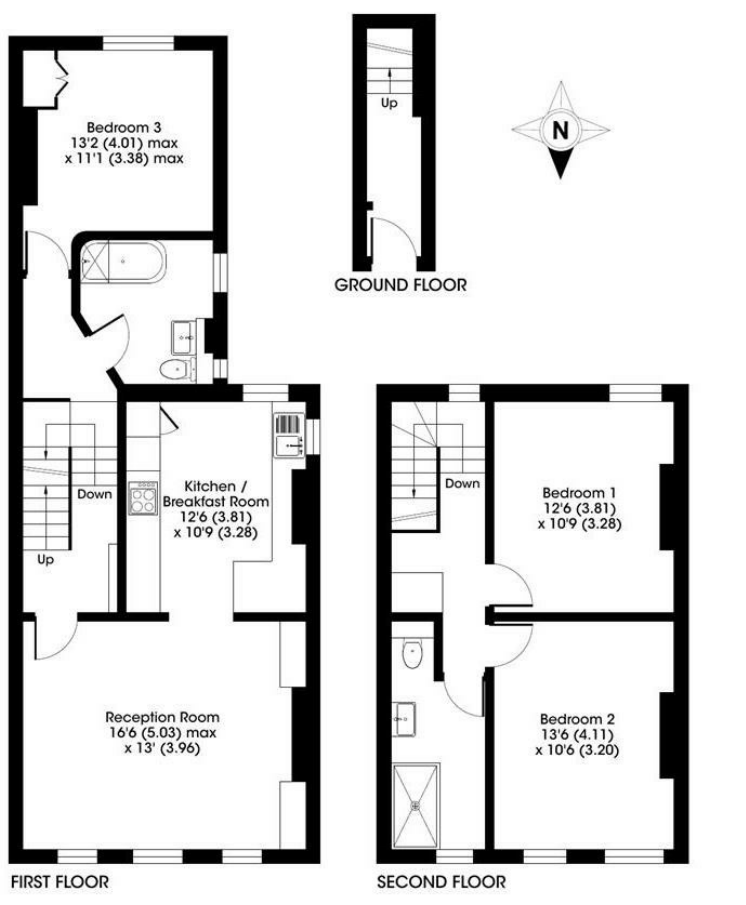
30 High Street

Teddington TW11 8EW



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
Produced for Gibson Lane. REF: 975842

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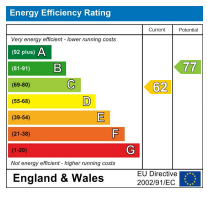

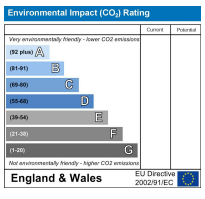

Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

The Property Ombudsman
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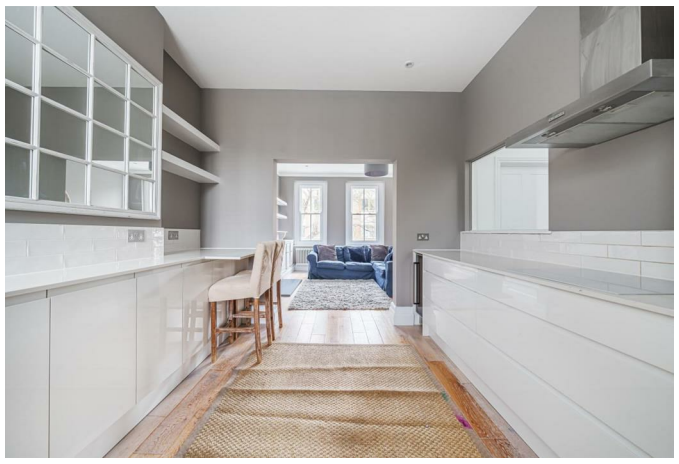

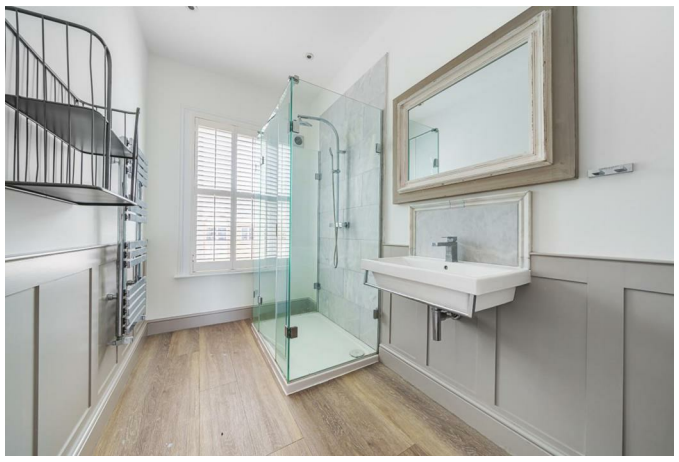

Guide Price £700,000

- Spacious split level apartment
- Ultra convenient location
- 3 Double bedrooms
- 118 years remaining on lease
- Ground rent £200 per yr until 2041
- In excess of 1100 square foot
- Heart of Teddington High Street
- Modern bath and shower rooms
- Council tax band E
- Service charge £255 pa building insurance + contribution to annual expenditure (fluctuates)

* Tenure: Leasehold

* Local Authority: Richmond upon Thames

Description

An exceptionally spacious 3 double bedroom split level apartment occupying the entire upper floors of this period building and benefitting from its own entrance at ground level. This fine home benefits from high ceilings and large windows making the property very light and airy, the presentation is to a high standard throughout and has been fully redecorated in April 2023, the generous accommodation in excess of 1100 square foot offers: Own front door and staircase to first floor with an impressive 16'6 x 13 reception room with 3 sash windows and opening to a 12 x 10'6 kitchen/breakfast room fitted with modern units and high quality appliances, also on this floor there is a double guest bedroom and modern bathroom with period style suite to include claw foot free standing bath. On the second floor there is a laundry area on the landing, two further double bedrooms and a spacious hotel style shower room with a large glass shower. Other features include: Pannelled walls, engineered wood flooring, high corniced ceilings, cast iron fireplace & double glazed sash windows, some with fitted shutters. Properties of this style and size are rarely available at this price point in this ultra convenient location and therefore we would thoroughly recommend a viewing at your earliest convenience. Service charge £255 pa building insurance +contribution to annual expenditure (fluctuates) - ground rent £200 per annum until 2041 - lease 118 years currently remaining.

Situation

Situated in this enviable position in the heart of Teddington's thriving High Street with immediate access to shops, boutiques, bars, restaurant's and moments from Teddington Station with services to London Waterloo via Richmond or Wimbledon. Busy Park, The River Thames with Teddington Lock and Udney Hall Gardens all offering terric open spaces for enjoyment and pleasant walks are easily accessible. The A3, M3 and M4, which serves London, Surrey and the West Country are easily accessible by car. The standard of schooling in Teddington is excellent within both the private and state sectors. These include; Collis Primary, St Marys, St Peters, Teddington, Newlands House and The Mall. The area also has an abundance of leisure facilities to include fitness centers, golf courses & tennis clubs.