



- Share of freehold
- Two reception rooms
- Large private garden
- Side access

Gothic Road, Twickenham

A stunning one bedroom garden flat situated on the ground floor of a period semi-detached building.

£375,000

Property Description

A stunning one bedroom garden flat situated on the ground floor of a period semi-detached building. The living space comprises a bay-fronted reception room, large double bedroom with fitted wardrobes, a recently fitted kitchen/dining room and a contemporary bathroom with shower over the bath.

Further benefits include a large South/West facing rear garden with side access and a share of the freehold.

Location

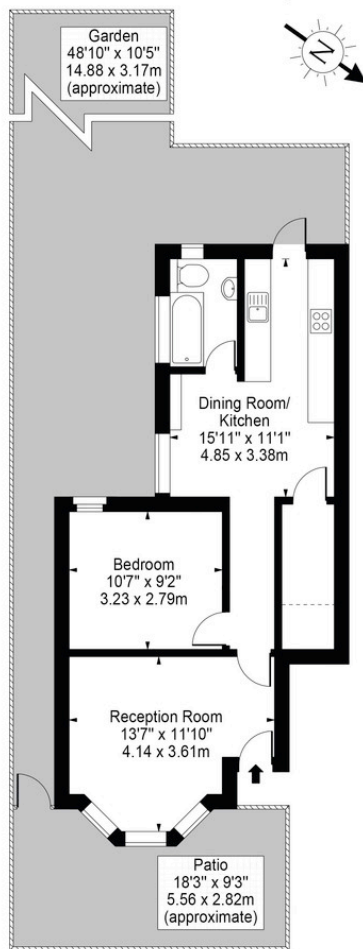
Gothic Road is a highly sought after location situated moments from Twickenham Green and is also conveniently located for Twickenham High Street with its array of shops, cafes and restaurants. Twickenham and Strawberry Hill mainline stations (offering fast and direct services into London Waterloo) are close by, along with some outstanding local schools.





Gothic Road, TW2

Approx. Gross Internal Area 491 Sq Ft - 45.62 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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	

EPC RATINGS TO FOLLOW

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

EPC RATINGS TO FOLLOW

www.griffinsteven.co.uk
020 8979 1597
enquiries@griffinsteven.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements