



Thelma Grove, TW11

A two bedroom, ground floor garden flat located in the heart of Teddington.

ESTATE & AGENT

— Tailored, local and personal —

Thelma Grove, TW11

£500,000 Guide Price, Leasehold

Offered with no onward chain and vacant possession, the sale of this two bedroom, ground floor garden flat represents a rare and exciting opportunity for its next owner. The flat is located in a quiet cul-de-sac in the heart of Teddington, moments from the High Street and Train Station.

The accommodation could benefit from being updated, with much potential on offer and briefly comprises: entrance porch leading onto a living room, an inner hallway with storage cupboard, kitchen with range of fitted wall and base units, a spacious shower room/w.c., double bedroom with fitted wardrobes and a second double bedroom with patio doors leading directly to the garden.

Externally to the front of the property there is an allocated parking space with side access leading to the rear of the property with an inviting mature garden comprising of lawn, flower beds, mature shrubs and garden shed.

Thelma Grove is located just off Blackmore's Grove providing very easy access to a variety of local shops, amenities, cafes, restaurants and transport links in popular Teddington.

The lease is 199 years from 14th November, 1966. Ground rent is £12.60 per year and we have been advised that there is no service charge. The property is close to Royal Bushy Park as well as the Lensbury and River Thames. Viewing comes highly recommended. EPC: D, Richmond Council Tax Band: C.



- Vacant possession
- No onward chain
- Approx. 141 years remaining on the lease
- Allocated parking
- Cul-de-sac location
- Direct access to a mature garden
- Central location
- 64.4 sqm/693 sq ft



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing strictly by
appointment via
Estate and Agent

CONTACT

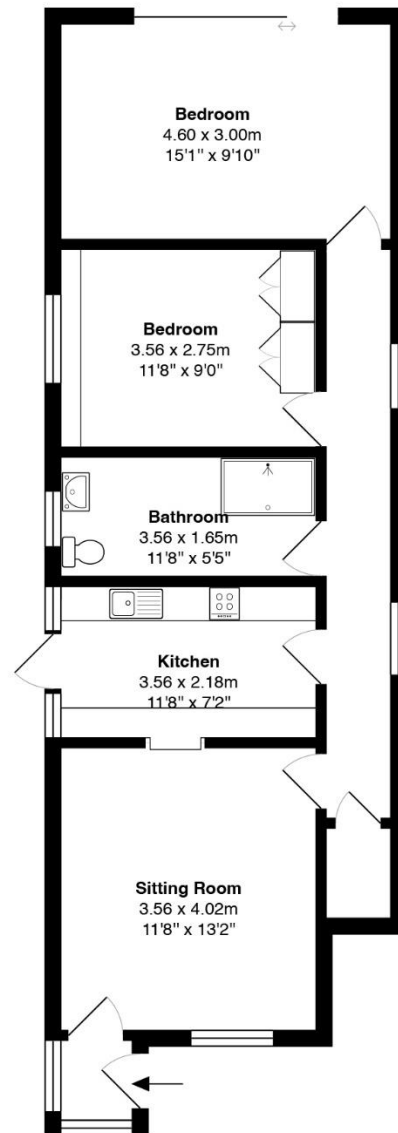
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Thelma Grove, Teddington

Total Area: 64.4 m² ... 693 ft²



All measurements
are approximate and for display purposes only

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