



Asking Price £512,500 | Apartment | Leasehold

- A well-presented ground floor apartment offering two generously sized double bedrooms
- A well-maintained NIBE heat pump offers energy-efficient heating, helping to reduce both energy consumption and heating costs
- Designer kitchen with bosch appliances throughout
- Private garden that faces south getting sun in the afternoon/evening
- Underground parking with lift
- Gated development with security entry system
- Underfloor heating is throughout each room has thermostatic controls
- Triple glazing throughout which benefits the properties Energy efficiency rating
- Private balcony off the kitchen/diner gets the sun throughout the morning
- Close to Twickenham Green, some of the most popular schools in the area and a selection of local pubs, shops, café and restaurants

020 8892 1313



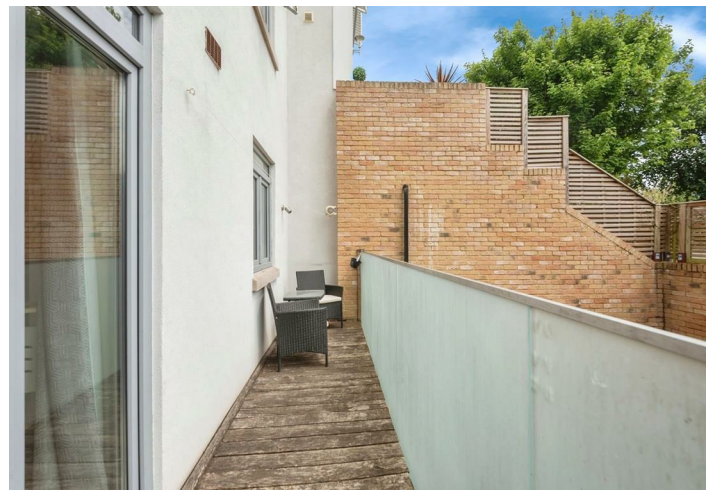
Pouparts Place, Twickenham, TW2 5FR

Milestone and Collis are pleased to offer this modern home in the tranquil Pouparts Place, Twickenham, this exquisite two double bedroom ground floor apartment, built in 2020, offers a harmonious blend of modern living and convenience. The property features a spacious reception room, perfect for relaxation or entertaining guests, and is enhanced by underfloor heating throughout, ensuring a warm and inviting atmosphere. Each room is equipped with individual thermostats, allowing for personalised comfort.

There are two generously sized double bedrooms, one of which features built-in wardrobes, providing spacious and practical living arrangements., the contemporary kitchen boasts high-quality Bosch appliances, all brand new from 2020, making it a delight for any culinary enthusiast. The apartment also benefits from triple glazing, providing excellent insulation and noise reduction. Step outside to enjoy the morning sun on the smaller balcony off the kitchen/diner, or unwind in the larger outdoor space at the front, which basks in the afternoon and evening sun.

This private gated development offers a peaceful retreat, enhanced by the convenience of a secure underground car park with lift access, a reserved parking space, and a dedicated bike shed. The location is superb, situated just 0.2 miles from Twickenham Green, where a variety of shops, cafes, and restaurants await. For those who commute, Strawberry Hill train station is a mere 0.4 miles away, providing excellent transport links to central London.

Families will appreciate the close proximity to highly regarded schools, including Trafalgar and Archdeacon Primary Schools, as well as Waldegrave Girls School. Additionally, the picturesque River Thames and Marble Hill Park are within easy reach, making this property an ideal choice for those seeking a blend of comfort, convenience, and community. This apartment is not just a home; it is a lifestyle waiting to be embraced.



NEAREST STATIONS Strawberry Hill Station, 0.4 miles Fulwell Station, 0.6 miles Whitton Station, 0.7 miles

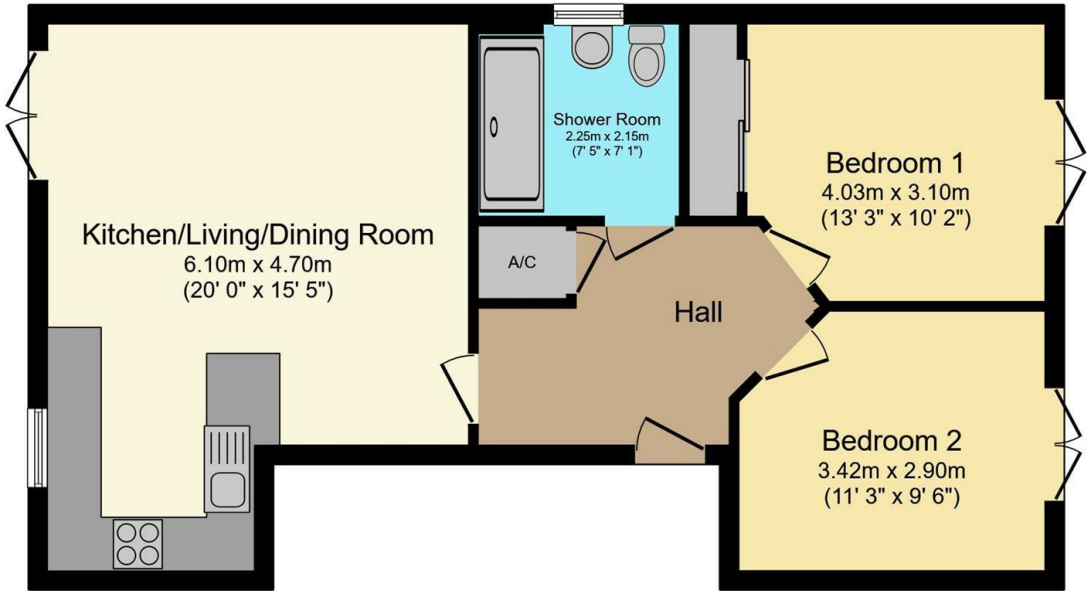
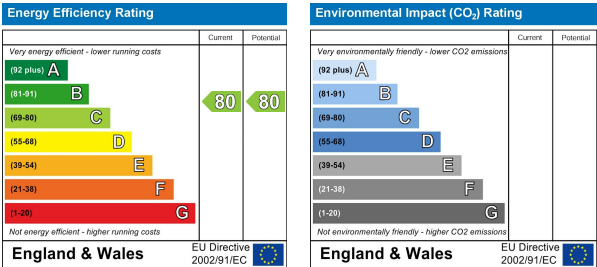
TW2 5FR is located in the West Twickenham electoral ward, within the London borough of Richmond upon Thames and the English Parliamentary constituency of Twickenham. The Sub Integrated Care Board (ICB) Location is NHS South West London ICB - 36L and the police force is Metropolitan Police.



NEAREST SCHOOLS

Trafalgar Junior School, State School, Ofsted: Good, 0.1 miles
Trafalgar Infant School, State School, Ofsted: Good, 0.1 miles
St James's Roman Catholic Primary School, State School, Ofsted: Outstanding, 0.3 miles
Waldegrave School, State School, Ofsted: Outstanding, 0.2 miles

Council tax band D



Total floor area 60.3 sq.m. (649 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.