



Asking Price £700,000 | Apartment | Leasehold - Share of Freehold

- Two double bedroom Garden apartment
- Large outside space with garden room and decked areas
- Modern kitchen with breakfast bar
- Off street parking
- Easy access to the town centre and River Thames
- Modern living with the character elegance
- Bright and airy with attractive bay window
- Family bathroom
- Ideally located for some of the best schools in the area
- Perfect for commuters with a nice easy stroll to main line train station

020 8892 1313







# Amyand Park Road, Twickenham, TW1 3HP

Milestone and Collis are proud to offer this charming home in Amyand Park Road in Twickenham, this stunning two-bedroom garden flat offers a delightful blend of modern living and classic character. Upon entering, you will be greeted by a spacious reception room adorned with a lovely bay window, allowing natural light to flood the space, creating a warm and inviting atmosphere.

The flat boasts a contemporary kitchen and bathroom, both designed with style and functionality in mind. One of the standout features of this property is the larger-than-average garden, which provides a unique outdoor space perfect for relaxation and entertainment. The garden is complemented by a state-of-the-art garden room, ideal for use as a home office, gym, or simply a tranquil retreat to enjoy the beauty of the outdoors.

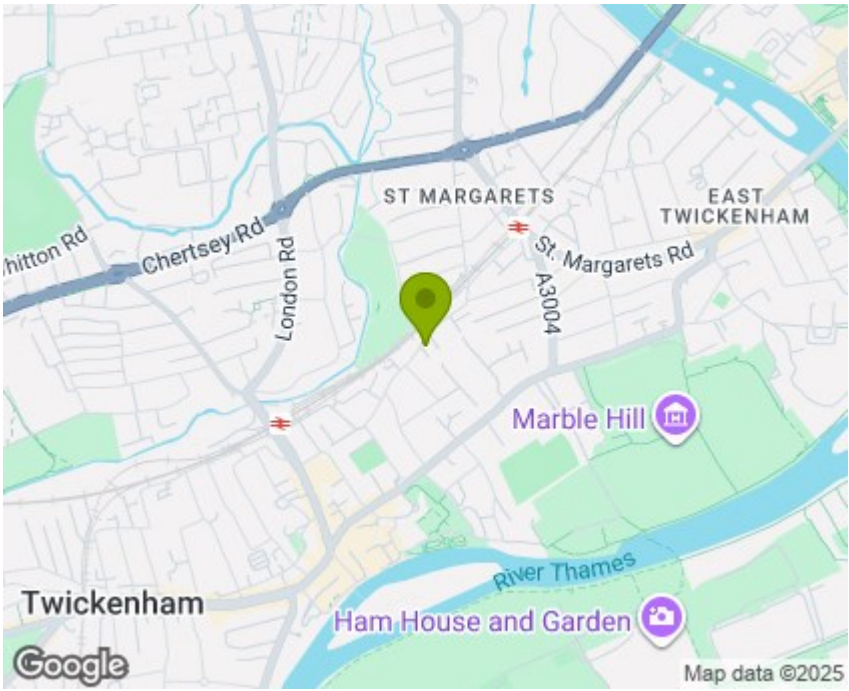
This property is ideally situated near some of the finest schools in the area, making it a perfect choice for families. Additionally, off-street parking ensures convenience, while easy access to the town centre offers a vibrant array of shops, cafes, bars, and restaurants to explore. For those who commute, Twickenham train station is within easy reach, as is the picturesque River Thames, providing a lovely backdrop for leisurely strolls.

With potential for extension, subject to planning and permissions, this flat presents an excellent opportunity for those looking to create their dream home in a sought-after location. Don't miss the chance to make this charming property your own.



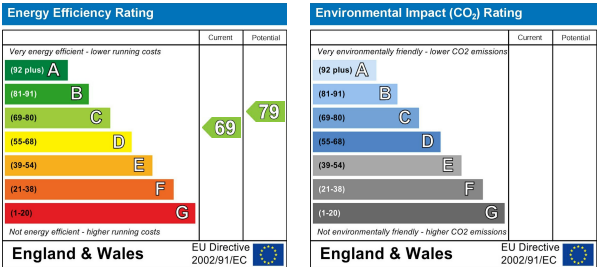
Directions from Milestone and Collis Sales 86 Heath Rd, Strawberry Hill, Twickenham TW1 4BW Head east on Heath Rd/A305/A311 towards Clifden Rd Continue to follow A305, 0.3 mi Slight right onto York St/A305 , Continue to follow A305, 0.2 mi Turn left onto Stafford Rd, 0.2 mi Turn right onto Amyand Park Rd, 0.1 mi Amyand Park Rd Twickenham

TW1 3HP lies on Amyand Park Road in Twickenham. TW1 3HP is located in the Twickenham Riverside 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

Orleans Primary School, State School, Ofsted: Good, 0.1 miles  
St Stephen's C E Primary School, State School, Ofsted: Good, 0.2 miles  
Orleans Park School, State School, Ofsted: Outstanding, 0.3 miles  
St Mary's Church of England Primary School, State School, Ofsted: Outstanding, 0.4 miles  
Council tax band D



Total floor area 79.5 sq.m. (856 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).  
Powered by [www.focalagent.com](http://www.focalagent.com)

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.