



**Varsity Drive, Twickenham, TW1 1AJ**  
**Guide Price £262,500**

**DBK**  
ESTATE AGENTS



## **Varsity Drive, Twickenham, TW1 1AJ**

### **Guide Price £262,500**

Welcoming an exceptional opportunity in the heart of Twickenham, just a mere 0.3 miles from the iconic Twickenham Stadium with added advantage of No Onward Chain.

With a cosy and well-designed living space the property features one bedroom, a welcoming reception room, a kitchen that provides functionality and style as well as a family bathroom completing the essential elements of comfortable living.

This property boasts two storage cupboards, ensuring a clutter-free environment and providing additional space for belongings. The allocated parking adds a layer of convenience for residents and visitors will appreciate the availability of visitors' parking.

With a 158 year lease, this property ensures long-term stability and investment value, making it an attractive prospect for both homeowners and investors alike.

Sited within walking distance to a wealth of local amenities including Tesco Extra as well as Twickenham and St Margarets Stations being sited 0.7 miles from the property connecting commuters to The City. For motorists the A316 and A4 can be found within a short drive. Reputable schools such as Clarendon School and St Mary's Church of England Primary School are within a short walk from the property, both scoring OUTSTANDING by OFSTED.



## Key Features

- Twickenham Stadium 0.3 miles
  - No Onward Chain
- Ground Floor Apartment
  - One Bedroom
  - Reception Room
  - Kitchen
  - Family Bathroom
- 2 x Storage Cupboards
- Allocated Parking + Visitors Parking
  - 158 Years Lease



## Lease

158 years remaining

## Service Charge

£1,935 per annum

## Ground Rent

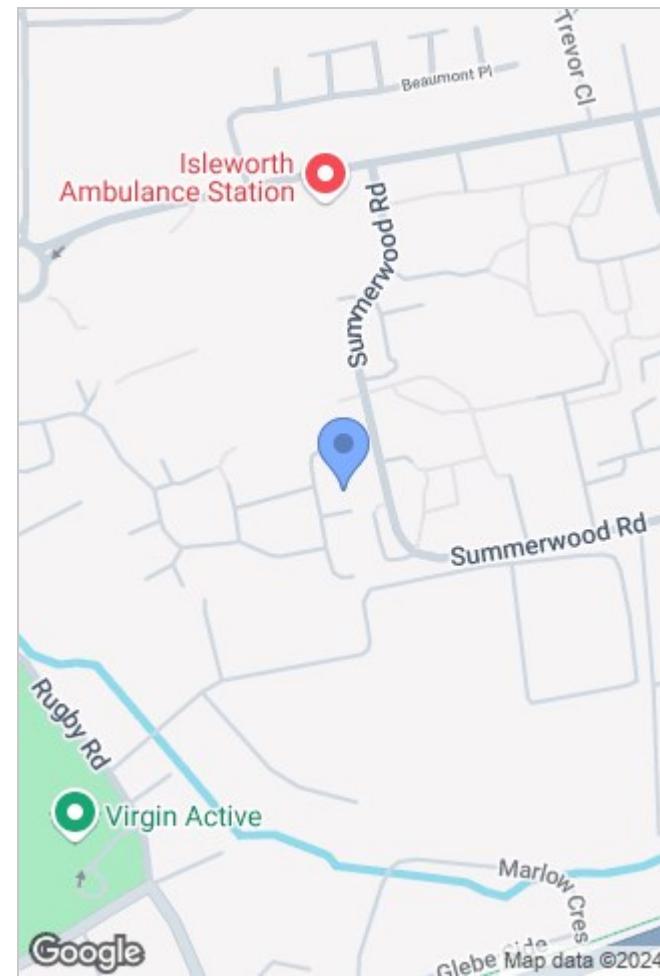
NIL



GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 444 sq.ft. (41.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
EU Directive 2002/91/EC			
England & Wales			

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