



**Talma Gardens, Twickenham, TW2 7RD**  
**Guide Price £1,200,000**

**DBK**  
ESTATE AGENTS





This exceptional residence delivers style, substance and statement living in one of the area's most iconic settings, positioned directly opposite Twickenham Stadium and with Furniture Included in the Sale Price!

Arranged over three beautifully appointed floors and extending to approximately 1,861 sq ft, the home has been thoughtfully curated with a bespoke, fashion-forward interior and finished to an uncompromising specification throughout.

The heart of the property lies a striking open-plan kitchen and dining space designed for both everyday living and sophisticated entertaining. The bespoke German kitchen is a true centrepiece, featuring integrated appliances, a statement breakfast island and elegant granite worktops, all flowing seamlessly through bi-fold doors into the landscaped rear garden. A separate reception room provides an additional refined space for relaxation or formal entertaining.

The accommodation comprises four generous bedrooms, each complete with fitted wardrobes and air conditioning units. The principal suite occupies the loft level, creating a private retreat with its own ensuite and a Juliet balcony. A luxurious four-piece family bathroom and a well-appointed ground floor cloakroom further reflect the home's high-quality finish.

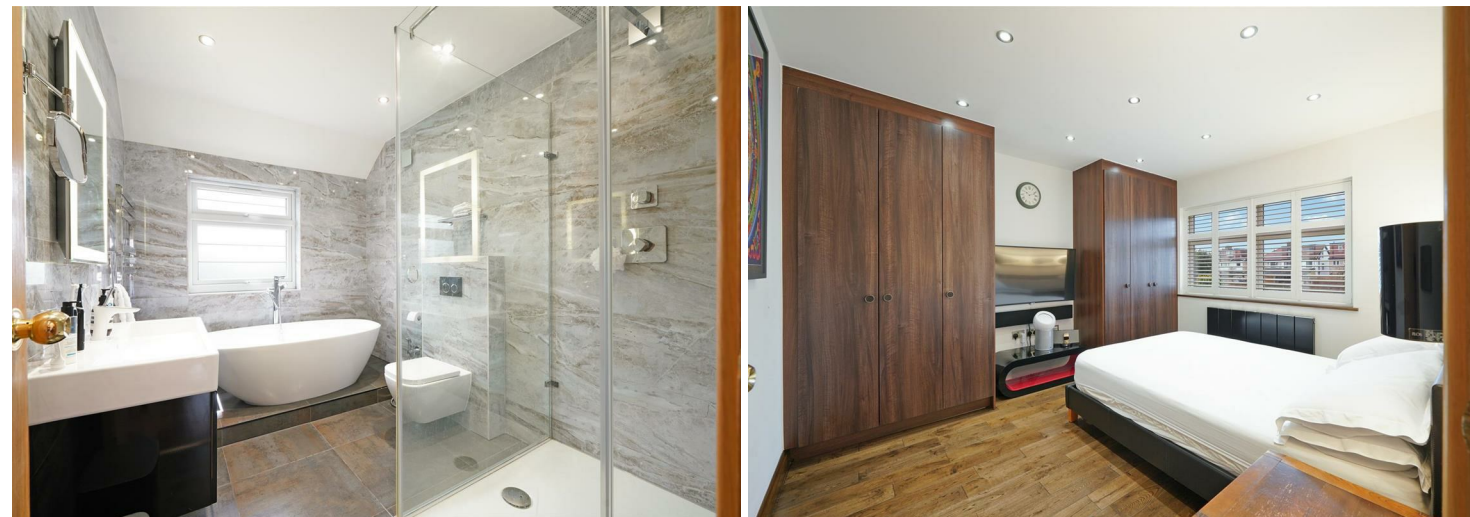
The landscaped rear garden has been designed for low-maintenance enjoyment and features a substantial brick outbuilding, ideal for use as a studio, gym or home office, along with convenient side access. To the front, off-street parking and a smart frontage complete this outstanding home.

The vibrant high street offers an array of boutique shops, cafés and restaurants, while the River Thames and surrounding green spaces provide scenic walks and leisure opportunities. Being home to the iconic Twickenham Stadium adds to the area's prestige and energy. For commuters, Twickenham railway station offers direct services into London Waterloo. By road, the A316 provides easy links to the M3, the M25 and Heathrow Airport.



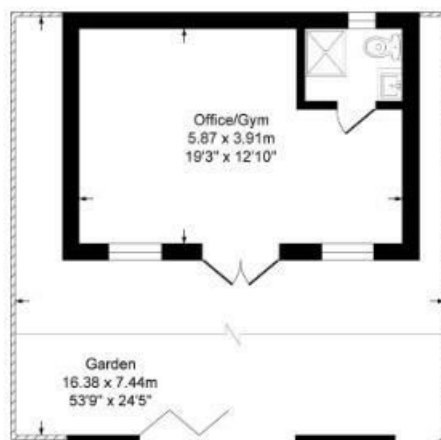
## Key Features

- **Bespoke + Fashionable Interior with High Specifications + Furniture Included in Sale Price**
  - **Opposite Twickenham Stadium**
- **Circa 1,861 Sq.Ft Home Arranged Over Three Floors**
- **Four Bedrooms (Master in Loft with Ensuite + Juliet Balcony)**
- **All Bedrooms Complete with Fitted Wardrobes + AC Units**
- **Open Plan Kitchen + Dining Area with Bi-Fold Doors Leading to the Garden + Additional Reception Room**
- **Bespoke German Kitchen Complete with Integrated Appliances, Breakfast Island + Granite Worktops**
- **Luxurious Four Piece Family Bathroom + Ground Floor Cloakroom**
- **Landscaped Rear Garden with Brick Outbuilding, Side Access**
- **Off Street Parking with Electric Security Bollard, CCTV + Banham Security**



# Talma Gardens TW2

Approx. Gross Internal Floor Area  
172.90 Sq M - 1861 Sq Ft

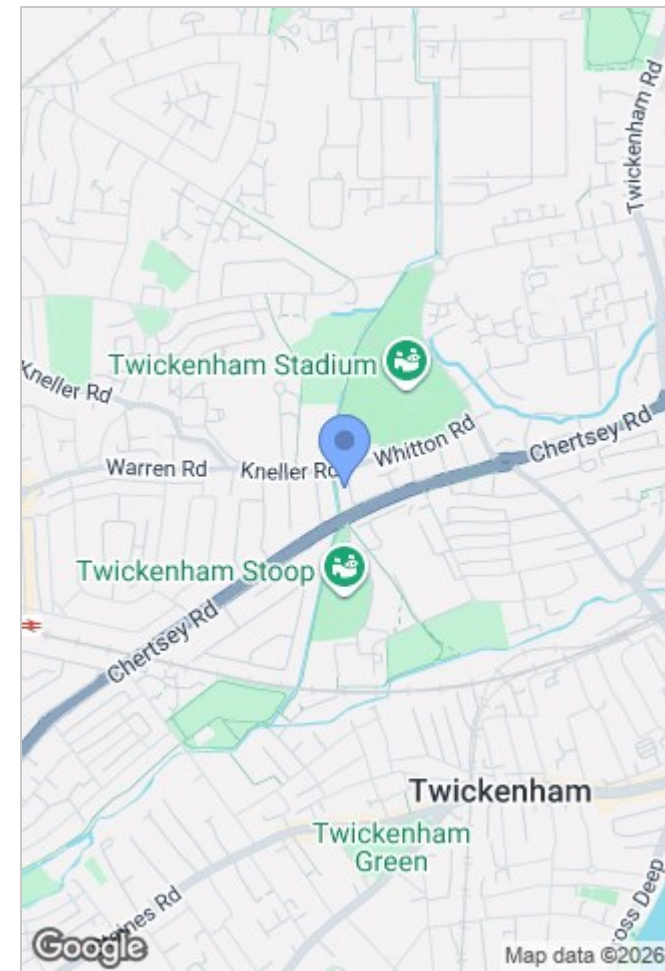


Ground Floor  
Approximate Floor Area  
994.00 sq.ft  
(92.30 sq.m)



Second Floor  
Approximate Floor Area  
345.00 sq.ft  
(32.10 sq.m)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Eijay Property Marketing



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			
England & Wales		69	76
EU Directive 2002/91/EC			

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			
England & Wales			
EU Directive 2002/91/EC			

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