

# S&B



## 2 Bedroom Luxury Duplex Apartment Strawberry Hill, Twickenham. £1,200,000 Leasehold

Unique and contemporary 2 bedroom luxury duplex apartment in Strawberry Hill, within this exclusive development of just 5 luxury apartments which reflects a fusion of nature and hi-tech finishes.

This amazing duplex offers 1,767 sq ft of floorspace and enjoys great entertaining and bedroom spaces, along with a westerly aspect private terrace and balcony, landscaped gardens and allocated parking.

The fabulous and well-designed finishes reflect a harmony between nature and high tech living with American black walnut flooring, white Corian surfaces, luxuriously appointed bathrooms and kitchens and an open, bright living space with its own private outdoor terrace.

There are beautifully landscaped communal gardens to the rear of the building and off-street parking to the front.

The property is situated within the highly regarded residential area of Strawberry Hill, close to the numerous facilities of Twickenham and Teddington.

The apartment is within a few hundred metres of the centre of the village itself with a charming selection of local shops and the mainline station serving London Waterloo. The river and its towpath, along with several royal parks, are within close proximity

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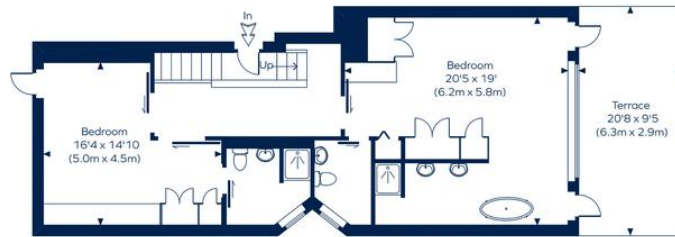
## WALDEGRAVE ROAD

Approximate Gross Internal Area

Lower Ground Floor = 963 sq. ft. (89.5 sq. m.)

Raised Ground Floor = 804 sq. ft. (74.7 sq. m.)

Total = 1767 sq. ft. (164.2 sq. m.)



Raised Ground Floor



Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
ID 578420

- 2 bedroom luxury duplex apartment
- 1,767 sq ft of internal living space
- Spacious 54.8 x 18.9 ft Reception Room
- Contemporary Luxury Fitted Kitchen
- Principal bedroom with en-suite bathroom and terrace
- Guest bedroom with en-suite shower room
- Private Patio
- Media room/study
- Utility Room
- Off Road Parking to the front
- Lease: 984 years remaining
- Service Charge: £3,324 per annum
- Council Tax: Band G - £3,772.76 per annum