



**Chase**Buchanan

## The Avenue, St Margarets Village Offers In Excess Of £449,950

- Viewings accompanied via Chase Buchanan
- Two bedrooms
- Off street parking
- Share of freehold
- Victorian conversion
- Period features
- First floor
- Close to River Thames
- Chain free

Forming part of an imposing double fronted Victorian building yards from the River Thames and in the heart of St Margarets Village, we are delighted to offer this first floor conversion flat comprising a living room with stripped wood floor, fully fitted kitchen, double bedroom with feature fireplace, further bedroom/study and modern fitted bathroom.

As well as being sold chain free, the residence further benefits from a superb communal garden, unallocated off street parking and a share of the freehold.

An internal inspection is highly recommended via the vendors sole agents Chase Buchanan at the earliest opportunity.

Please note the below information has been supplied by the Vendor and will be further confirmed by solicitors:

Share of freehold  
Leasehold - 960 years remaining  
Ground Rent - £0pa  
Service charge - £90pcm

\* Video tour available upon request

This property has an energy performance rating of C



# Want to know how much your property is worth?

Wondering how much properties in your area are being sold for? We can help you.

For more information or to arrange a viewing, please contact:

**020 8744 2434**

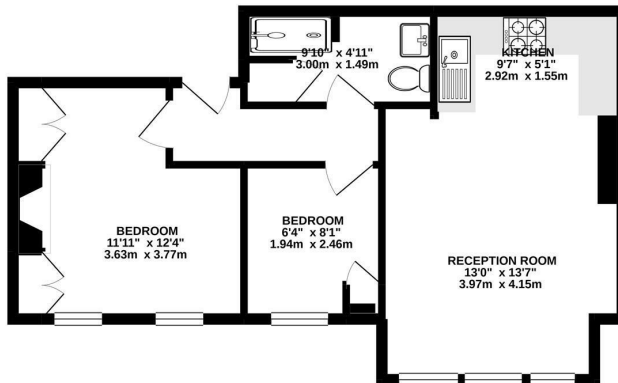
stmargarets@chasebuchanan.london  
124 St Margarets Road, St Margarets, TW1 2AA

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And surrounding areas

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FIRST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 529sq ft (49.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Floorplan 12/2020

Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.





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