

PROPERTY
PERFECTLY PRESENTED

FLOOD LANE, TWICKENHAM RIVERSIDE, TW1 3NY

Asking Price| £599,950

A Beautifully Positioned Two-Bedroom Riverside Duplex with a South-Facing Terrace and Views Across Twickenham Riverside to St Mary's Church

A beautifully positioned two-bedroom, two-bathroom duplex apartment offering almost 1,000 sq ft of bright, characterful accommodation in one of Twickenham's most enchanting and historic riverside settings.

The spacious reception room has a warm and inviting feel, opening onto a south-facing balcony/terrace — a lovely place for morning coffee, al-fresco dining or an evening glass of wine, with superb views across Twickenham Riverside towards the landmark of St Mary's Church.

A well-appointed kitchen, generous second bedroom and family bathroom sit on the main floor, together with a useful utility cupboard housing the washing machine and boiler.

A striking spiral staircase leads to the upper level, where the impressive principal bedroom enjoys its own en-suite shower room.

Both bedrooms benefit from fitted wardrobes, while an invaluable external storage locker is positioned at ground-floor level, adjacent to the entrance.

EPC Rating | C
Council Tax Band | D
Tenure | Leasehold| 178 years remaining









Location

Tucked away just off the cobbles of pedestrianised Church Street, this is a rare opportunity to enjoy a wonderfully peaceful setting at the heart of old Twickenham.

Step outside and you are moments from the independent cafés, welcoming pubs, restaurants and artisan shops that give Church Street its special village-like character, including Gail's Bakery. The lifestyle here is exceptional.

The River Thames is virtually on the doorstep, inviting you to stroll along the riverside towards Richmond, taking in the beautiful scenery of Marble Hill Park, Orleans House Gallery and the historic riverside homes along the way.

Whether it is a relaxed Sunday lunch by the water, a scenic run, a dog walk or simply watching the boats go by, this is a location that offers the very best of riverside living while remaining wonderfully connected.

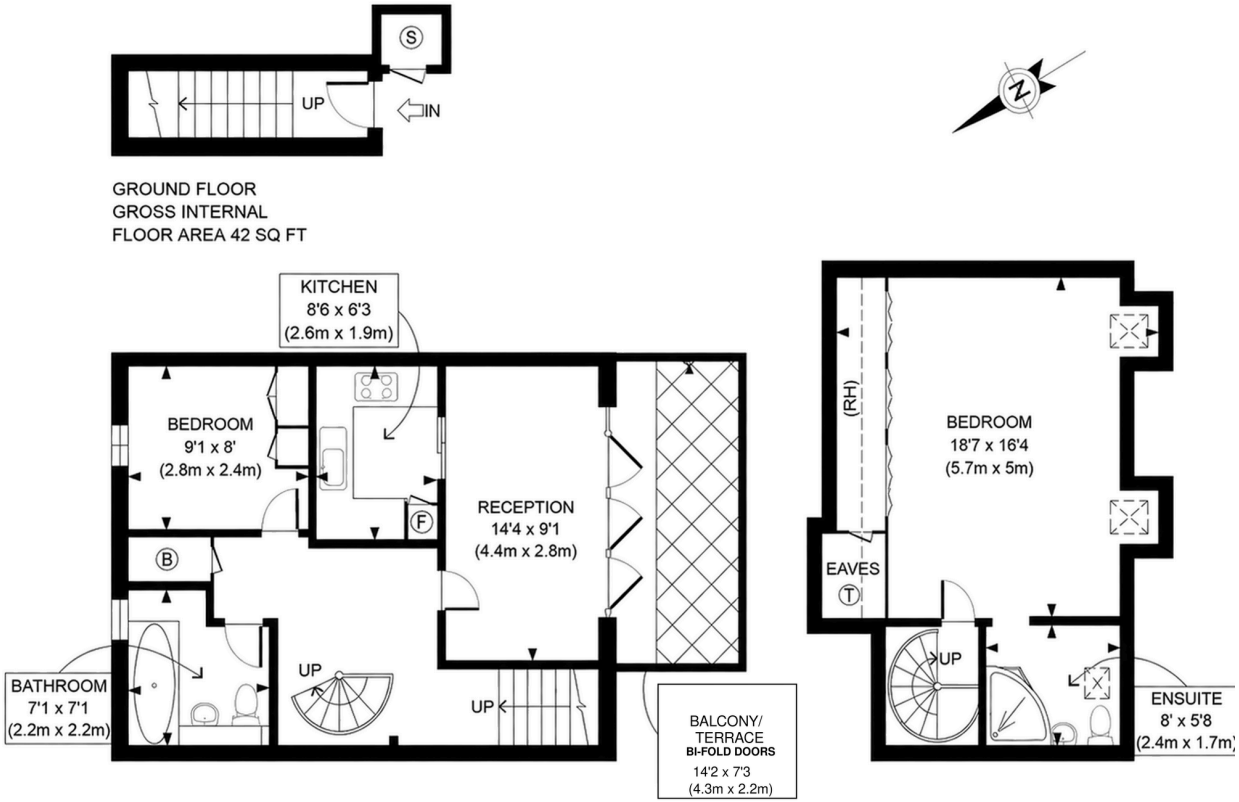
Further benefits include secure entry-phone access and an allocated parking space. Twickenham and St Margarets stations are within easy walking distance, with regular bus services to Richmond and Kingston. The M3 is also easily accessible, providing convenient connections to the M25 and M4.

The area is well served by excellent state and independent schools, including Orleans Park School, rated Outstanding by Ofsted.









GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 42 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 573 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 368 SQ FT
FLOOR AREA WITHOUT EAVES 353 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 983 SQ FT / 91 SQM **APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 968 SQ FT / 90 SQM** Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Flood Ln, Twickenham date 24/02/26 photoplan





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IMPORTANT:
Teddy Property would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.