

## 11 WALDEGRAVE PARK, 1ST & 2ND FLOOR, TWICKENHAM, TW1 4TL



### SUMMARY

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- **2,460 sq ft (228.62 sq m)**
- **D1 Educational Use**
- **Period Property in attractive location**
- **To Let**
- **Rent: Upon Application**
- **Terms to be agreed**

### AMENITIES

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- **Central heating**
- **Imposing Victorian frontage**
- **Modernised accommodation with period features**
- **Quiet, but accessible location**
- **Self-contained with separate access**



## LOCATION

Waldegrave Park is a quiet tree-lined boulevard, linking Waldegrave Park to Strawberry Vale. It is conveniently located between Teddington town-centre (0.5 mile south) and Twickenham town-centre (1 mile north). Strawberry Hill Station (National Rail) is a comfortable 10 minute walk and provides direct access to Richmond (10 minutes) and London Waterloo (38 minutes).

## DESCRIPTION

The property comprises a detached three-storey nineteenth century house with twentieth century extensions at the rear. The entire first and second floors are available by way of a new lease.

## ACCOMMODATION

The space available to let comprises the first and second floors of the subject property. These floors are accessed by a self-contained staircase in the front part of the building. The property is centrally heated throughout and much of the first floor benefits from a modern suspended ceiling.

FLOOR	SIZE
1st floor	1,812 sq ft (168.40 sq m)
2nd floor	650 sq ft (60.41 sq m)
<b>Total</b>	<b>2,462 sq ft (229 sq m)</b>

## LEASE / TERM

Terms to be agreed

## RENT

Upon Application

## RATES

To be confirmed.

## VAT

VAT is not applicable

## SERVICE CHARGE

A reasonable service charge will be payable to the Landlord.

## EPC RATING

TBC

## LEGAL COSTS

Parties to bear their own costs.

## VIEWING

Viewing strictly by prior appointment with the agent:

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