

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



SUMMARY

- **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

- **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)
Total	2,462 sq ft (229 sq m)

LEASE

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:

Richard Farndale
020 8940 2266
r.farndale@martincampbell.co.uk