

Noel Square

Teddington, TW11

CHESTERTONS











A fabulous chain-free family home set within an exclusive gated development, finished to an exceptional standard and offering over 2,100 sq ft of beautifully appointed accommodation arranged over five floors, together with an underground garage and additional parking. Ideally positioned just a short stroll from Teddington High Street.

Situated within the attractive garden square, this impressive home offers exceptionally spacious and versatile accommodation throughout. The property comprises four bedrooms, three bathrooms, a formal sitting room and a stunning open-plan kitchen/dining room with direct access onto the private garden.

At the heart of the home is the superb bespoke kitchen and dining space, featuring a generous breakfast bar, extensive fitted cabinetry and a range of integrated appliances. Bi-fold doors open seamlessly onto the garden, creating a wonderful connection between the indoor and outdoor spaces and providing an ideal setting for entertaining, everyday family life and alfresco dining.

A beautifully appointed formal sitting room occupies one of the upper floors, offering a more elegant and private reception space away from the main kitchen and dining area.

The impressive principal bedroom suite occupies the top floor and benefits from fitted wardrobes and a stylish en-suite bathroom. Further bedrooms and two additional bathrooms are arranged across the remaining floors, providing excellent flexibility for family living, guests or home working. The generous room shown as a bedroom on the first floor could equally be used as an additional reception room, depending on individual requirements.

A particularly useful feature of the property is the underground garage positioned directly beneath the house. This provides secure parking together with direct internal access straight into the property, giving the home two separate entrances and making everyday access especially convenient.

Externally, the property benefits from a private garden, additional parking and the secure gated setting of Noel Square. The development offers a strong sense of privacy and exclusivity, while the attractive garden-square setting creates a particularly welcoming environment for residents.

Noel Square is superbly positioned for the very best of Teddington, with the High Street offering an excellent selection of independent boutiques, cafés, restaurants and everyday amenities. Bushy Park is also close by, providing extensive green open space, while Teddington and Hampton Wick stations offer direct services into London Waterloo.

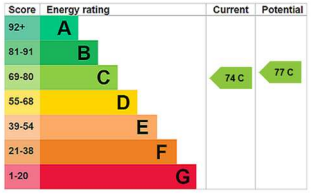
The area is particularly popular with families thanks to its excellent choice of highly regarded state and independent schools, while Richmond and Kingston are both within easy reach for a wider selection of shopping, dining and leisure facilities.

Combining substantial accommodation arranged over five floors, exceptional presentation, flexible living space, private outside space, secure underground parking with direct internal access and an enviable gated setting, this is an outstanding family home in one of Teddington's most desirable developments, with the added benefit of being offered to the market chain free.

PLEASE NOTE some of these images have been virtually furnished.

- Four/Five Double Bedrooms
- Private Garden
- Measuring Over 2,100 Sq Ft
- Garage & Allocated Parking
- Gated Development
- Chain Free

Asking Price £1,400,000



Tenure: Leasehold 988 years
Service Charge: £3900
Ground Rent: £200
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: G

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APPROX. GROSS INTERNAL FLOOR AREA = 2110 SQFT / 196 SQM
APPROX. GROSS EXTERNAL STORE AREA = 14 SQFT / 1.3 SQM

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