



## Richmond Road, Twickenham, TW1

**£449,950**

None

**Tenure:** Leasehold, **Bedrooms:** 2

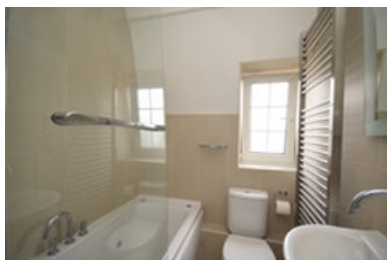
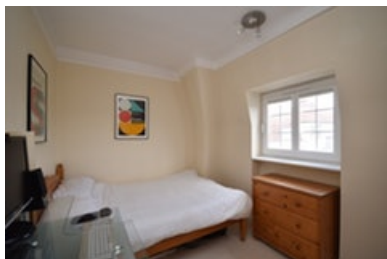
A bright, spacious two double bedroom apartment on the top floor of this attractive red brick mansion block situated within the historic Twickenham Riverside area. Lebanon Court is enviably located with the River Thames and towpath towards Richmond at the end of the road. It lies within short walk

## Key features:

- Top floor apartment
- Outside space
- Close to river and station
- Two double bedrooms
- Large reception room with dining area
- Panoramic views
- Lease 170 years unexpired (zero ground rent)
- Lift access
- Resident parking
- On-site porter/estate manager

## Extra info:

- **Property Age:** 85 years
- **Council Tax:** Band D (£1803.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 170 years remaining  
**Maintenance:** £250.00 per-month



A bright, spacious two double bedroom apartment on the top floor of this attractive red brick mansion block situated within the historic Twickenham Riverside area.

Lebanon Court is enviably located with the River Thames and towpath towards Richmond at the end of the road. It lies within short walking distance of Twickenham town centre, St Margarets village, Marble Hill Park and the restaurants, pubs and independent shops of Church Street.

The accommodation offers a large reception room with fireplace, original wooden flooring, separate dining area and stunning views over York House Gardens.

The modern fitted kitchen features granite worktops, oak flooring and stainless steel appliances and there is rear access to a private section of the fire escape with far-reaching views towards Richmond Hill.

The property includes two good sized double bedrooms with floor to ceiling fitted wardrobes in the master bedroom. There is an impressive bathroom with bath, power shower, WC, large heated towel rail and Italian porcelain tiles. The apartment also benefits from a useful, separate WC.

Twickenham (zone 5) and St Margarets (zone 4) mainline stations are within short walking distance with their fast, frequent services to London Waterloo. There are excellent road links to the M3 and M25 and Lebanon Court is served directly by many local bus routes.

Further benefits include full double glazing, ample storage, lift access, communal heating and hot water (included in service charge), secure entry phone system, resident off-street parking, on-site porter/estate manager, communal bike storage and a large shared courtyard with lawned area.

Top floor apartments are rarely available in this sought after mansion block and early viewings are advised. Call now to arrange a viewing or book online 24/7 using the Housesimple website.

## Floor plan:

### Fourth Floor

Approx. 61.9 sq. metres (666.5 sq. feet)



Total area: approx. 61.9 sq. metres (666.5 sq. feet)

## Energy Performance Certificate:

Energy Performance Certificate

**41 Lebanon Court, Richmond Road, TWICKENHAM, TW1 3DA**

<b>Dwelling type:</b> Top-floor flat	<b>Reference number:</b> 9148-5095-7275-2511-4900
<b>Date of assessment:</b> 14 May 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 15 May 2019	<b>Total floor area:</b> 55 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,379</b>
<b>Over 3 years you could save</b>	<b>£ 1,119</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	<div style="background-color: #27ae60; color: white; padding: 10px; width: 50px; margin: 0 auto;">                     You could save £ 1,119 over 3 years                 </div>
Heating	£ 1,653 over 3 years	£ 534 over 3 years	
Hot Water	£ 570 over 3 years	£ 570 over 3 years	
<b>Totals</b>	<b>£ 2,379</b>	<b>£ 1,260</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #27ae60; color: white;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #27ae60; color: white;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #27ae60; color: white;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #f1c40f; color: white;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #f1c40f; color: white;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #e67e22; color: white;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #e67e22; color: white;">(1-20) <b>G</b></td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #0070c0; color: white;">Current</th> <th style="background-color: #0070c0; color: white;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">52</td> <td style="text-align: center; font-size: 2em;">74</td> </tr> </table>	Current	Potential	52	74	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Current	Potential												
52	74												

**Top actions you can take to save money and make your home more efficient**

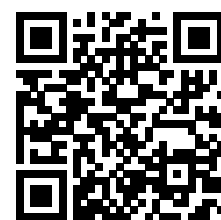
Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 873
2 Internal or external wall insulation	£4,000 - £14,000	£ 246

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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