



## 1 bed apartment to buy in TW11

161 Fairfax Road, Teddington, London,  
TW11 9BT

**£240,000** Starting Bid

 x1  x1  x1

Tenure

**Share Of Freehold**

Allocated parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ 1 Bed
- ✓ EPC C
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

For sale is a delightful one-bedroom apartment nestled in the heart of Teddington.

Located just a stone's throw away from Teddington's high street, the apartment benefits from an assortment of coffee shops, restaurants, and boutiques that this desirable London suburb has to offer.

The property seamlessly combines comfortable living, convenience, and a prime location – an opportunity you don't want to miss! Contact Pattinson Estate Agents for more details or to arrange a viewing.

The property is currently achieving £1400 PCM in rent.

Council Tax Band: C

Tenure: Share Of Freehold

Length of Lease: 943

Annual Service Charge Amount: £1,560.00

Price: Starting Bid £240,000

Property Type: Apartment

Parking: Allocated

Year built: 1960

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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