



## **Broom Road Teddington TW11**

Exquisite four-bedroom family homes with spacious, light-filled living areas leading out onto a private garden with views across the magnificent grounds down to the river.

A home at Teddington Riverside means exceptional education options at every age. Take your pick from the sought-after independent and state schools in the surrounding area.

Located a few minutes from Teddington Village, next door to The Lensbury private members club and spa, and close to Richmond Park and Bushy Park, you and your family are spoilt for choice of where to visit.

### **KEY FEATURES**

**4 bedroom townhouse**

**3 bathrooms**

**New build**

**Private garden**

**Views over the communal grounds**

**Exceptional local schools**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	87   <b>B</b>	87   <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>		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Richmond upon Thames
<b>Lease length:</b>	999 years
<b>Internal area:</b>	1,743 sq. ft. / 159 sq. m.
<b>Council tax band:</b>	TBC – new build
<b>No. of bedrooms:</b>	4

