



**RAWLINSON  
&WEBBER.**

**Warwick Gardens, Thames Ditton**  
**Asking Price £415,000**  
**Leasehold - Share of Freehold**

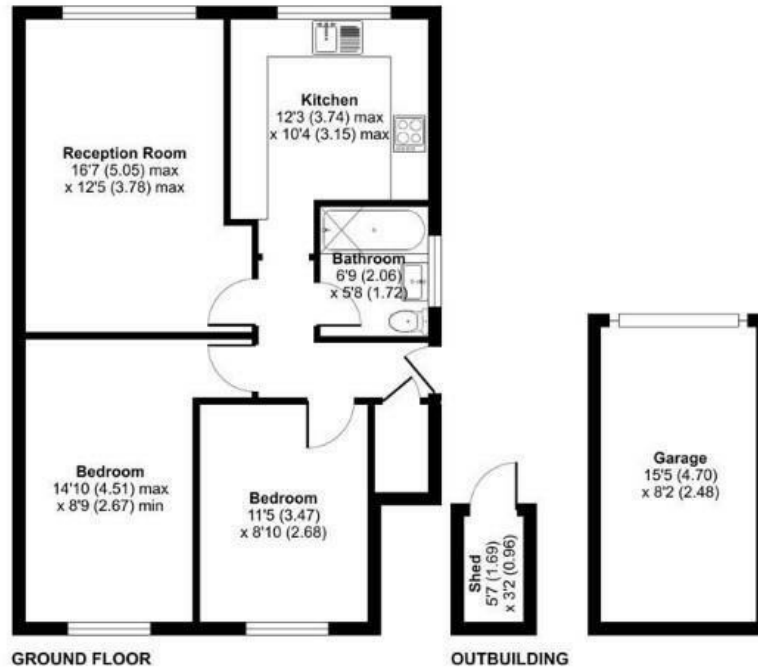






## Warwick Gardens, Thames Ditton, KT7

Approximate Area = 640 sq ft / 59.4 sq m  
Garage = 125 sq ft / 11.6 sq m  
Outbuilding = 17 sq ft / 1.6 sq m  
Total = 782 sq ft / 72.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Matthew James. REF: 1318025

## Property Description

Rawlinson and Webber are pleased to offer for sale a spacious two bedroom ground floor maisonette situated in Thames Ditton's highly sought-after Warwick Gardens located in a quiet cul-de-sac with access to large secluded communal gardens, a garage, parking and an external store.

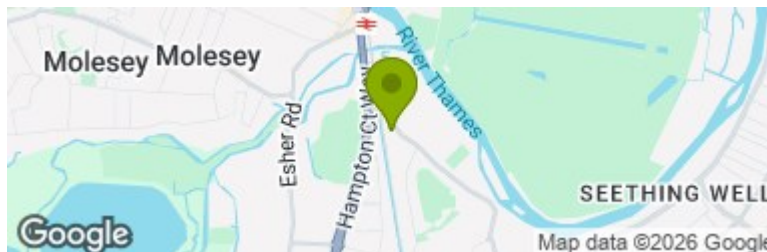
The many benefits include a large living room with ample sitting and dining space, a separate modern fitted kitchen with integral oven-hob-hood and a boiler installed in 2024. There is a welcoming entrance hallway and storage cupboard, a large main bedroom and a double second bedroom. The modern white bathroom suite includes a shower over the bath.

Additional benefits are gas central heating and double glazing, well-maintained communal gardens, garage in a nearby block, parking and an external store. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the Service Charge is approximately £80.00 per month.

The property is conveniently located just 0.5 miles, a pleasant walk of less than 15 minutes, from both Hampton Court and Thames Ditton train stations. These stations offer easy access to London Waterloo in under 40 minutes, as well as access to surrounding areas.

## Features

- SHARE OF FREEHOLD
- GROUND FLOOR MAISONETTE
- TWO LARGE DOUBLE BEDROOMS
- MODERN KITCHEN AND BATHROOM
- LARGE GARAGE IN NEARBY BLOCK
- COMMUNAL GARDENS
- WALKING DISTANCE TO THE VILLAGE AND STATION
- AMPLE PARKING



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

EPC Rating:

C

Council Tax Band

D