

56, Warwick Gardens, Thames Ditton, KT7 0RB

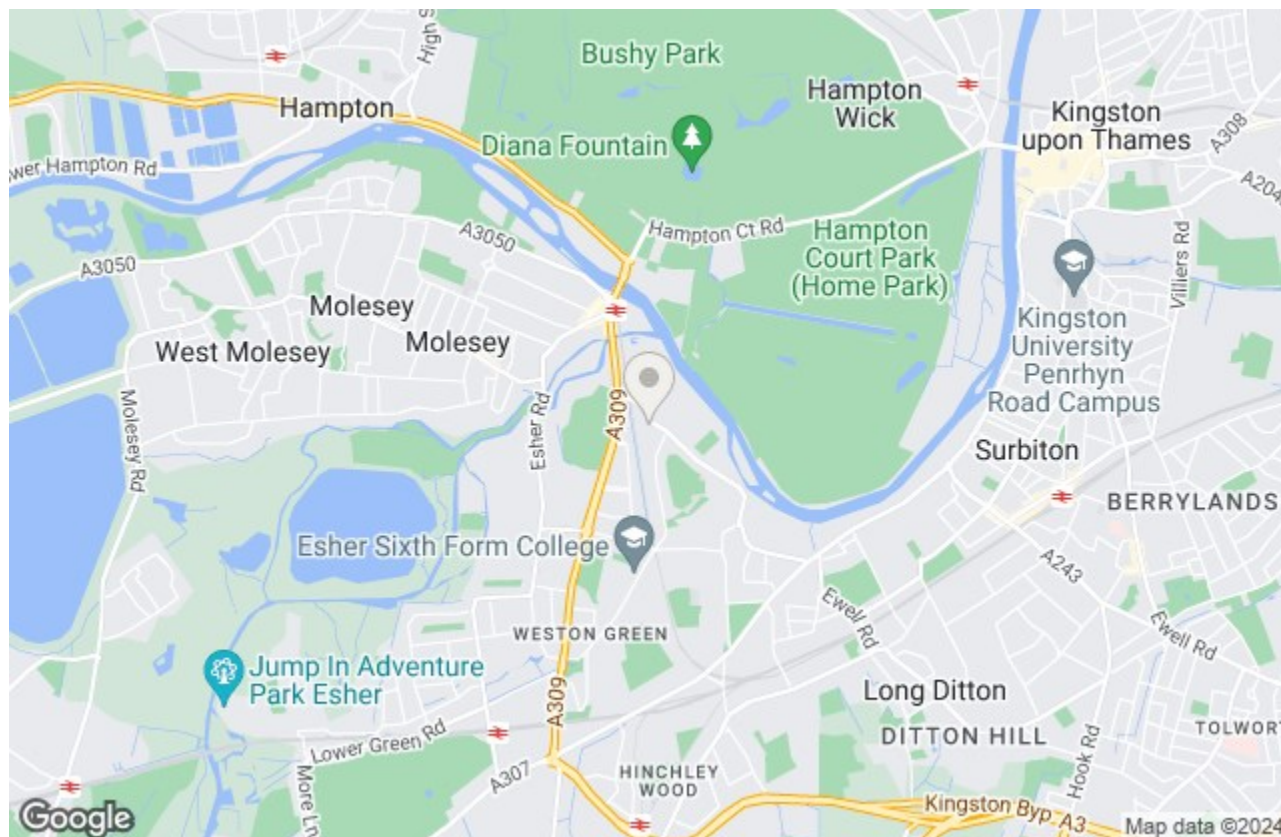
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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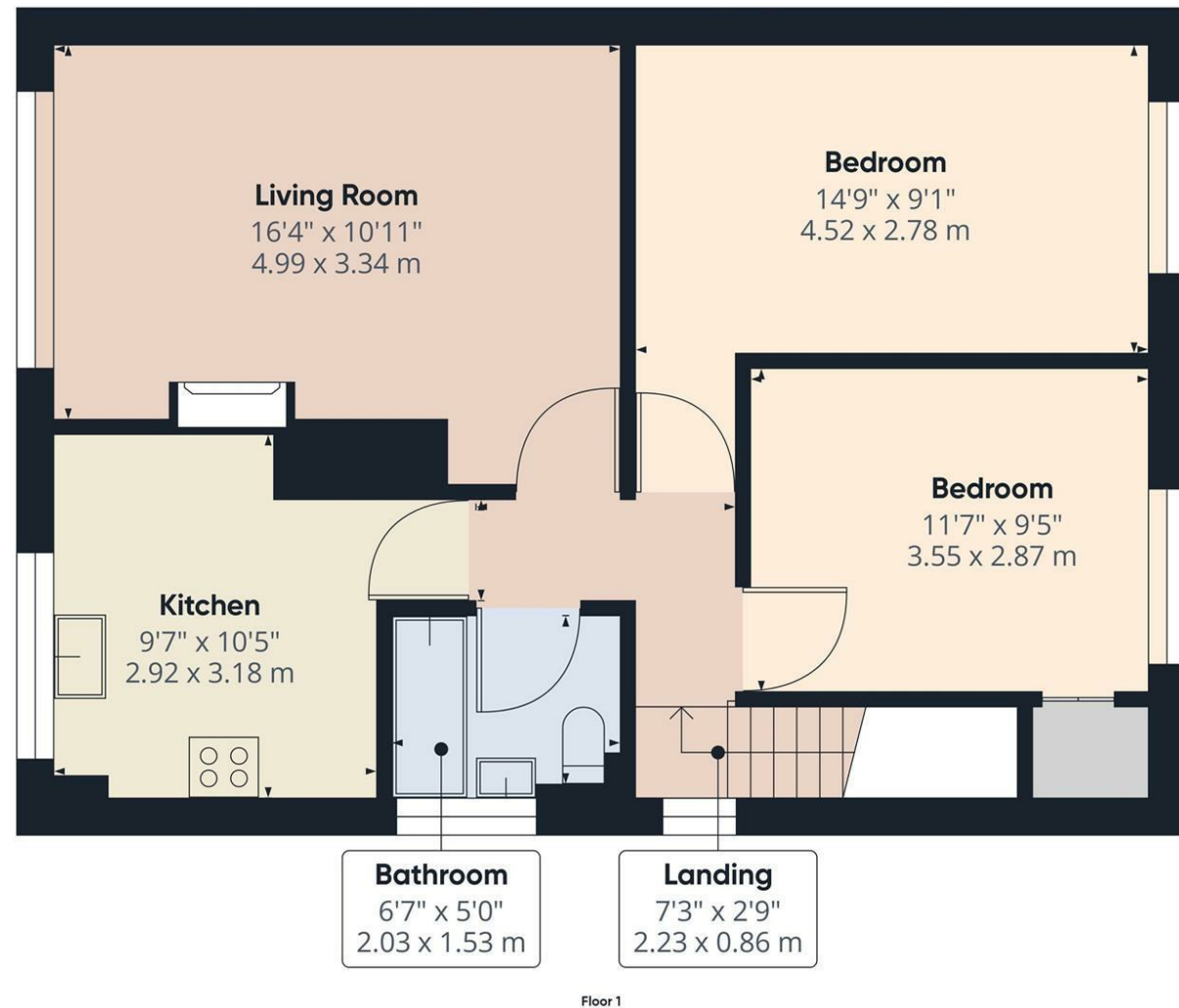


Offers In Excess Of £400,000 Leasehold - Share of Freehold

We are pleased to offer this very well presented and spacious two bedroom first floor maisonette which is situated in a highly desirable cul-de-sac location with well maintained communal grounds, within a short distance of both Hampton Court and Thames Ditton train stations with other village amenities nearby. The generous accommodation briefly comprises:- entrance lobby with stairs to the first floor landing with oak panel doors to all rooms and with access to the loft space, bright and airy lounge, good size modern shaker style kitchen with fitted oven and hob, large master bedroom with fitted wardrobes, a second double bedroom with deep built in cupboard space and fully tiled bathroom suite which is in good condition. Other notable features include gas central heating via radiators, double glazing throughout, deep outside storage shed in addition to a garage in nearby block. Viewings are strongly recommended at your earliest convenience. Council tax band D.



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Approximate total area[®]
631.52 ft²
58.67 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- GARAGE & STORAGE SHED
- SPACIOUS ACCOMMODATION THROUGHOUT
- 944 YEARS UNEXPIRED LEASE
- MODERN KITCHEN & BATHROOM
- DOUBLE GLAZING
- CLOSE TO MAINLINE STATIONS
- TASTEFULLY DECORATED
- EQUAL SHARE OF FREEHOLD

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract