

**Location:**

Elton Close is perfectly located for a number of transport links with Hampton Wick train station offering direct access to London Waterloo and regular buses into Kingston and Richmond town centres.

**Key points:**

- First floor flat
- Modern and well-presented throughout
- Private balcony
- 467 Sq' - 43 SqM
- Popular purpose built development
- 900+ year lease
- Allocated, off-street parking space
- Access to communal gardens

# Do Better:

**Acton**

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# Aston Rowe



FIRST FLOOR  
GROSS INTERNAL FLOOR AREA 467 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 467 SQ FT/ 43 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	84		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

## £335,000

## Elton Close, Kingston Upon Thames KT1 4EE

- 1 Reception Rooms
- 1 Bedrooms
- 1 Bathrooms



The current owner says:

**The property is in a fantastic location for the local shops, parks, schools and transport links.**

A well-presented one bedroom, first floor apartment with a large balcony and allocated parking space in Hampton Wick.

This bright & modern, first floor apartment is offered to the market with a long 900+ year lease and comprises one double bedroom with a spacious reception room, a balcony overlooking the communal gardens, a contemporary kitchen & white bathroom suite. There is also good storage space throughout.

Elton Close is a popular and well managed development with allocated off-street parking and excellent security. The apartments also benefit from a modern entry phone system, beautifully maintained communal gardens, with parking controlled by a security gate. It is only located around a 1/3 mile from Hampton Wick station with Kingston town centre, Bushy Park and the Thames all within easy walking distance. EPC = C

**What's better:**

**A well-presented one bedroom, first floor apartment with a large balcony and allocated parking space in Hampton Wick.**

