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Beaver Close  
Hampton,

Johnson & Jones



# 19 Viking Court Beaver Close Hampton, TW12 2BZ

**Offers In Excess Of £275,000**

Tucked away in a charming cul-de-sac in the heart of Hampton Village, this delightful one-bedroom apartment is a true gem waiting to be discovered. With the most stunning South-West facing balcony, off street parking, and the Station moments away, This unique property truly needs to be seen to be appreciated.

As you step inside, you are greeted by a central hallway with a very handy storage space. This leads through to the dual aspect lounge, which is kept beautifully bright thanks to the large picture window. With plenty space for a large dining table, those who love to entertain will certainly be pleased. The separate kitchen is a rare find and is ideal for whipping up culinary delights. There is an abundance of fitted cabinets and the all important gas stove. The master bedroom is a fantastic size and boasts a wall of custom built wardrobes, and the family bathroom adds a touch of luxury to the property with oversized grey tiling & chrome fixtures.

One of the highlights of this property is the large South West facing balcony, offering the perfect spot to unwind and enjoy stunning sunsets over the characterful rooftops of the Village. With your own private entrance via a unique spiral staircase, you can truly make this space your own.

Located in the sought-after Borough of Richmond upon Thames, you'll have easy access to Hampton Railway Station, providing a direct link to London Waterloo. Not to mention, the River Thames is just a stone's throw away, offering a tranquil escape from city life. Bushy Park is close by and for socialising there is an eclectic mix of bars & restaurants, with a number of must see hidden gems!

With gas central heating, double glazed windows, cycle storage and communal gardens, don't miss out on the opportunity to make this exceptional property your new home. Come experience the best that Hampton has to offer.

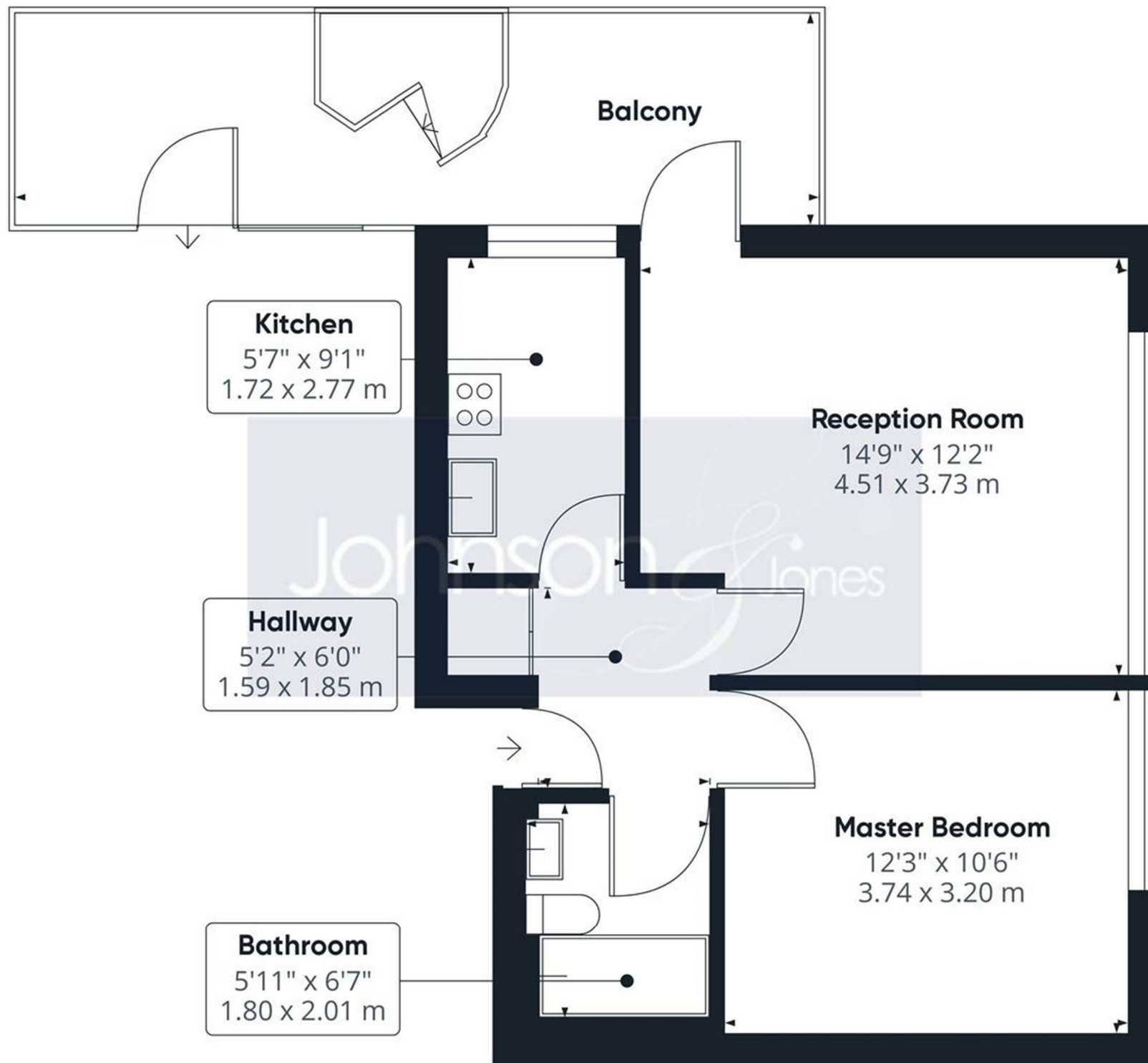
Tenure: Leasehold  
Lease Length: 117 Years  
Ground Rent: £100pa  
Service Charge: £1,922.88pa  
Council Tax: Band C



Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.







Approximate total area<sup>(1)</sup>

430.02 ft<sup>2</sup>

39.95 m<sup>2</sup>

Balconies and terraces

137.78 ft<sup>2</sup>

12.8 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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