

39A Edward Road, Hampton Hill, TW12 1LH

£1200 per calendar month

Part or unfurnished

Square Footage : sq ft

EPC : Band D



020 8876 2222

hello@village-properties.co.uk

Location

Hampton Hill is a charming suburban village in the London Borough of Richmond upon Thames, offering a perfect blend of community feel and access to city life. Ideal for singles or couples seeking a quieter lifestyle without being disconnected, it sits just south of Teddington and near the expansive Bushy Park—a major draw for morning jogs, weekend picnics, or peaceful strolls among deer.

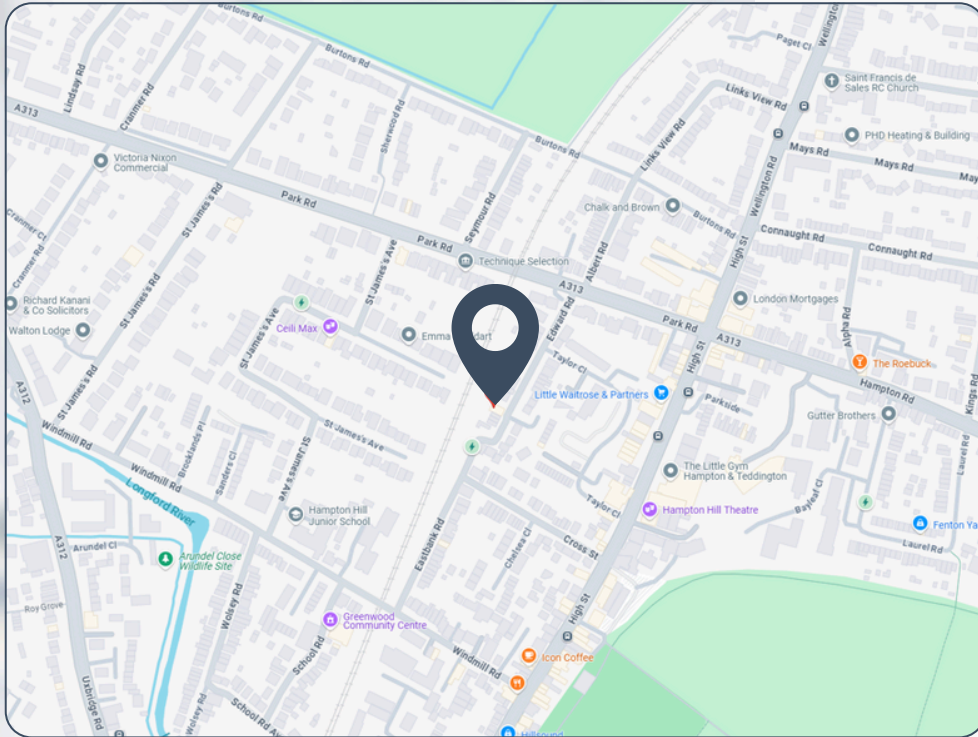
The High Street has a relaxed, friendly vibe with independent cafés, cozy pubs, boutique shops, and essential amenities, making it easy to live without venturing far.

Transport Links

Hampton Hill is well-connected by public transport, making it convenient for commuting and exploring London.

- **Train:** Fulwell Station is the nearest railway station, located approximately 0.5 miles from Hampton Hill High Street. It is served by South Western Railway, with trains running every 30 minutes to London Waterloo via Kingston. The journey takes around 37 minutes.
- **Bus:** Several bus routes serve Hampton Hill, providing connections to nearby towns and transport hubs. Key routes include:
 - 285: Runs between Kingston and Heathrow Airport, operating 24 hours.
 - R68: Connects Kew Retail Park to Hampton Court via Richmond and Teddington.
 - R70: Operates from Hampton Nurserylands to Richmond, passing through Twickenham and Fulwell.
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With its excellent transport links, Hampton Hill balances tranquility with convenience—ideal if you want green space, a close-knit atmosphere, and easy access to livelier spots like Richmond or Kingston. It's a great option for those who enjoy a slower pace of life with plenty of character.



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Summary

- One double bedroom
- Large living room
- Modern kitchen
- Bathroom
- Hard flooring throughout
- Double glazed
- Ground Floor
- Shared rear yard
- EPC - D

The Property

If you're looking for a clean and bright one bedroom ground floor flat, then this is the one for you.

Neutrally decorated throughout with hard floors, this is a very neat and tidy home for someone who likes to spread out.

The double bedroom is at the front of the property with a double glazed bay window. There is currently bedroom furniture in situ, but the landlord may be flexible for the right tenant.

White bathroom with shower over the bath

Modern kitchen which has a gas hob and electric oven, fridge, microwave and washing machine. There is a door from the kitchen to the side alleyway which is useful if you're cooking.

The large lounge at the rear is a great size, plenty big enough for dining and seating.

The purpose built block is made up of 4 flats, and they all share the yard at the rear. There are washing lines available and if you wanted to take a folding chair out there on a sunny day, you have the option of some shared outside space.





Make Yourself at Home

We are fortunate to work in the property market of South West London and Surrey, offering beautiful homes in charming, village-like areas such as Hampton, St Margarets, Richmond, Barnes, Mortlake, Kew, East Sheen.

With historical buildings, riverside walks, and excellent transport links (tube, rail, bus, and riverboat), these areas blend semi-rural charm with city convenience.

They feature independent shops, restaurants, leisure facilities, theatres, galleries, and museums. Families are drawn here by outstanding schools and the perfect balance of city and country life.

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