

# S&B



## 2 Bedroom Penthouse Apartment Fairlight House, Hampton Wick. £650,000 Share of Freehold

Luxury Penthouse Apartment in a prime location opposite Royal Bushy Park.

Newly converted just 3 years ago, Fairlight House is a unique development of just 7 apartments set within a stunning Victorian building on Church Grove, Hampton Wick.

An attractive external porch, leads to the entrance hallway to Fairlight House which has been designed with elegance and sophistication.

The stylish stairway ascends to this stunning penthouse apartment on the second/top floor of the building.

The apartment itself is totally unique and offers character features including original beams, with a spacious 19'4ft x 19'8ft living/dining room with an open plan bespoke kitchen with fitted appliances, herringbone flooring, and an alcove area, perfect for a desk and home working.

A spacious principal bedroom with double fitted wardrobes and a further double bedroom with a single fitted cupboard/ wardrobe.

Beautifully designed bathroom, with a bath and shower overhead, has a sumptuous feel with marble style tiling and elegant fittings.

This exceptional penthouse property offers far reaching views from beautifully designed double-glazed windows.

Benefits include a residents communal garden and cycle storage.

Share of Freehold – underlying lease 996 years remaining - 10 Year New Build Warranty in place until 2031

Ideally located opposite Royal Bushy Park and a stroll to Hampton Court Palace,

and just a short walk to the River Thames, Kingston Bridge, Hampton Wick Village and Kingston Town Centre and mainline railway stations.

Vacant and Sold with no onward chain

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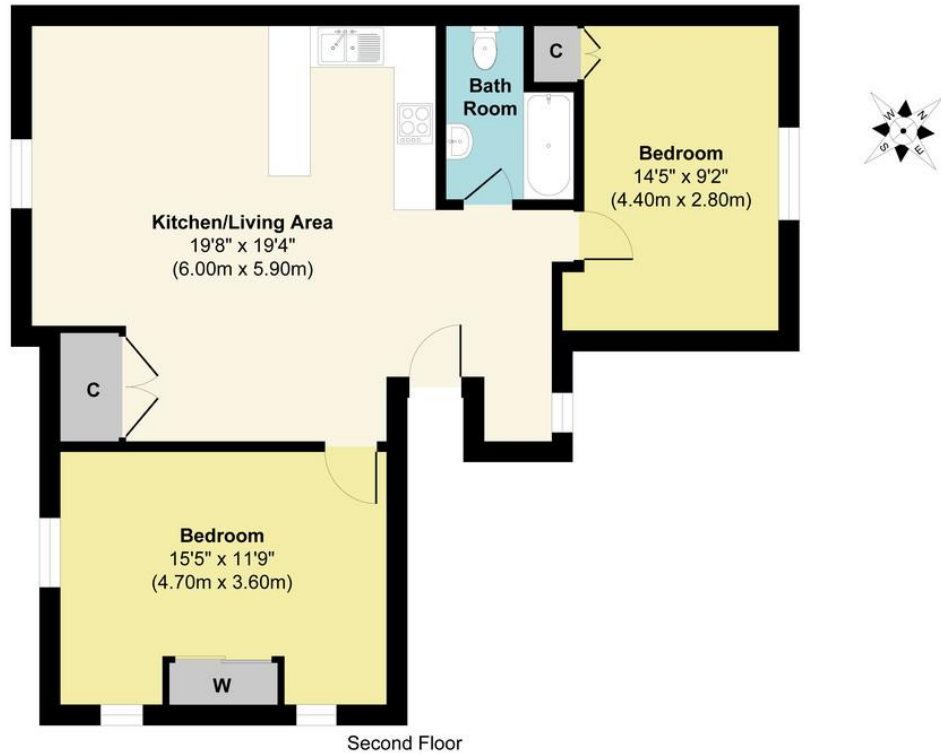
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## Fairlight House



**Approx. Gross Internal Floor Area 793 sq. ft / 73.67 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.  
Produced by [designimperial.com](http://designimperial.com)

- 2 Bedroom Penthouse Apartment opposite Royal Bushy Park
- Stunning Victorian Building
- Attractive External Entrance Porch
- Elegant and Sophisticated Entrance Hallway
- Character Features including Original Beams
- Open Plan Living/Kitchen Dining Room with bespoke Kitchen
- 2 Double Bedrooms
- Beautifully Designed Bathroom
- Far Reaching Views
- A shortwalk to the River Thames
- Great local transport links
- Share of Freehold – underlying lease 996 years remaining
- 10 Year New Build Warranty in place until 2031
- Service Charge: £1,500 per annum
- Council Tax: Band D - £ 2,263.66 per annum
- Chain Free