

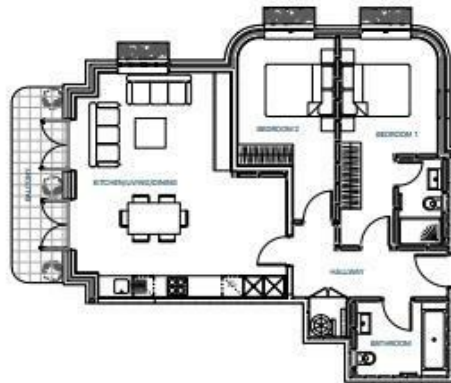
**1 St. James's Road  
Hampton Hill  
TW12 1DH**

Offers In Excess Of £615,000

**ChaseBuchanan**



# First Floor - Apartment 5



## FLOOR AREAS

Key Areas	Dimensions	SQ M	SQ FT
Living/Kitchen	6.43m x 6.03m	33.1	356.3
Bedroom 1	5.97m x 2.8m	17.0	182.9
Bedroom 2	5.94m x 2.8m	12.8	137.8
Flat Total (GIA)	-	91.3	982.7
Balcony	-	8.4	90.4



Energy Efficiency Rating	Current	Desired
Very energy efficient - lower running costs		
31-35 kWh/m <sup>2</sup> A		
21-30 kWh/m <sup>2</sup> B		
13-20 kWh/m <sup>2</sup> C		
9-12 kWh/m <sup>2</sup> D		
6-8 kWh/m <sup>2</sup> E		
3-5 kWh/m <sup>2</sup> F		
1-2 kWh/m <sup>2</sup> G		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Desired
Very environmentally friendly - lower CO <sub>2</sub> emissions		
10-15 g/kWh A		
16-20 g/kWh B		
21-25 g/kWh C		
26-30 g/kWh D		
31-35 g/kWh E		
36-40 g/kWh F		
41-45 g/kWh G		

- Viewings accompanied by Chase Buchanan
- Two bedroom apartment
- Short walk to local shops and amenities
- Cost effective energy bills
- Long lease
- Newly built development with warranty
- Great transport connectivity
- Underfloor heating
- A&B plus energy ratings
- Well regarded schools nearby

Chase Buchanan offer to market this selection of one, two & three bedroom apartments within this newly built development on the every popular St. James's Road Hampton Hill.

1 St James is an elegant new development of 9 stylish apartments offering spacious & thoughtfully designed living spaces, kitchens & dining areas. Natural light floods the interior spaces that feature large floor to ceiling windows with private outdoor spaces, by way of a terrace, balcony or garden. These apartments are set in beautiful landscaped gardens in the heart of Hampton Hill and located just a stone's throw from the banks of the River Thames with great train links into central London.

1 St James offers an opportunity to purchase a one, two or three-bedroom property designed to the highest specification, with access to spectacular shared spaces. Designed with style and comfort in mind, these apartments feature luxurious finishes and subtle colour palettes.

Every detail has been considered to create an environment that is both beautiful and practical: from the generous width corridors and doorways and the carefully chosen, adjustable lighting, to high quality flooring with underfloor heating.

Kitchens are fully equipped with high-quality, integrated appliances and Quartz work surfaces.

We have a range of apartments that feature en-suites to the master bedroom, in addition to a family bathroom, and thoughtful touches like vanity cabinets with integrated lighting.

St. James's is a few minutes walk from Hampton Hill High St and its amenities it has to offer along with having great bus links and easy access to the M3, M25 and A316 into London.

For full details please see brochure attached or call Chase Buchanan to arrange a viewing.

For more information or to book a viewing, please contact:

020 8941 7576

**ChaseBuchanan**

101 High Street, Hampton Hill, TW12 1NJ