



Offers In Excess Of £425,000 | Apartment | Leasehold

- Three double bedrooms
- Own private balcony
- Modern bathroom
- No through road
- Ideal investment buy
- Modern triple aspect open planned kitchen and living room
- Own private garden
- Located in the heart of Hampton
- Ideal first time buy
- Close to bushy park

020 8892 1313



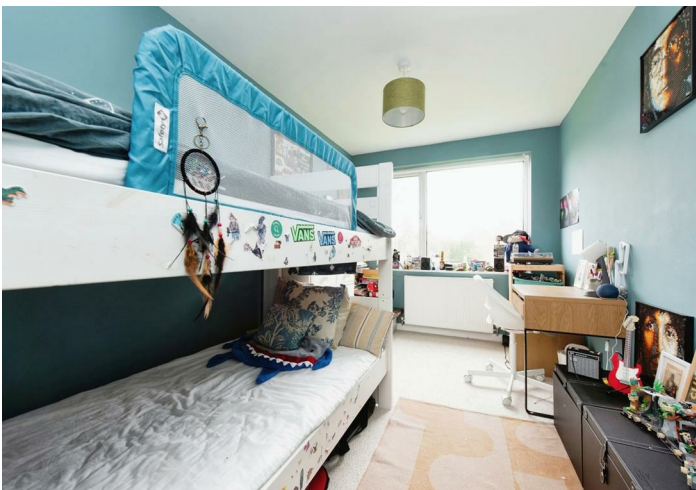
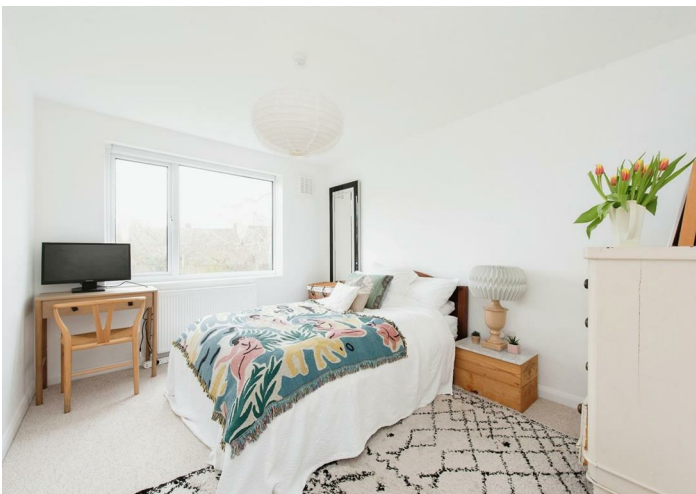
Queenswood Avenue, Hampton, TW12 3AT

Milestone and Collis are proud to offer this spacious three double bedroom first floor apartment.

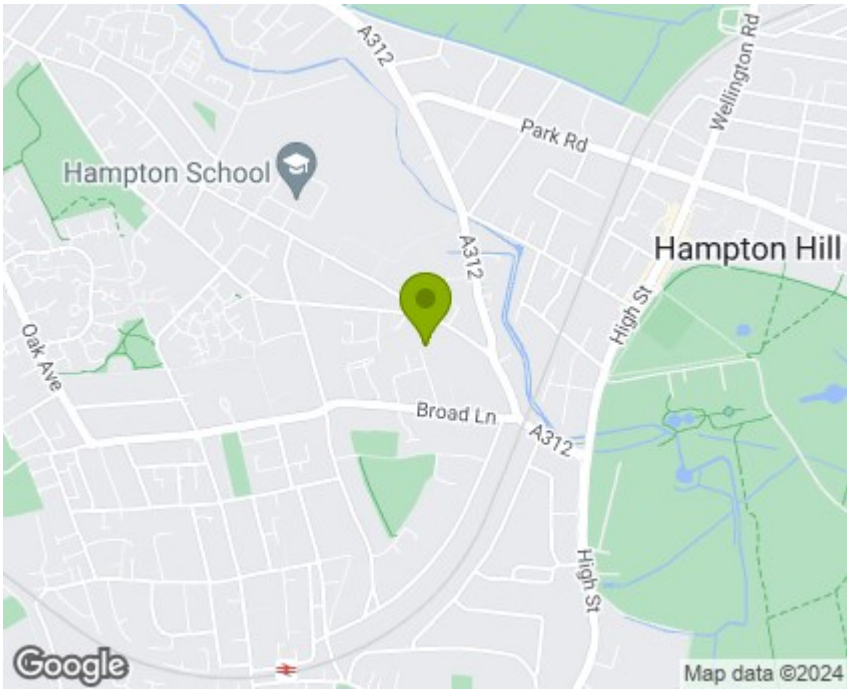
This property will tick so many boxes you will kick yourself if you miss out, a large entrance hallway leads to all rooms, tastefully decorated throughout it has a modern open planed kitchen and living room opening on your own balcony, triple aspect make it a very bright and light living space, also a feature fire.

Three double bedrooms, modern bathroom, additional storage in the hallway, and own private garden makes this an opportunity not to overlook, ideal for investment, first time or buyers looking to downsize and not compromise on size.

Located in the heart of Hampton, close to local shops, restaurants and moments from Bushy Park. Ideally located for train access into London and bus routes to Richmond and Kingston.



Directions from Milestone and Collis Sales 86 Heath Rd, Strawberry Hill, Twickenham TW1 4BW Take Cross Deep/A310 and Waldegrave Rd/A309 to Shacklegate Ln/B360 5 min (1.2 mi) Continue on Shacklegate Ln to Wellington Rd/A311 3 min (0.6 mi) Continue on A311 to Hampton 5 min (1.1 mi) Turn right onto Queenswood Ave Destination will be on the right



TW12 3AT lies on Queenswood Avenue in Hampton. TW12 3AT is located in the Hampton North electoral ward, within the London borough of Richmond upon Thames and the English Parliamentary constituency of Twickenham. The Sub Integrated Care Board (ICB) Location is NHS South West London ICB - 36L and the police force is Metropolitan Police.

Near by schools.

Carlisle Infant School

Broad Lane, Hampton, TW12 3AJ, Primary, 223m

Jack and Jill School, 30 Nightingale Road, Hampton, TW12

3HX, 366m

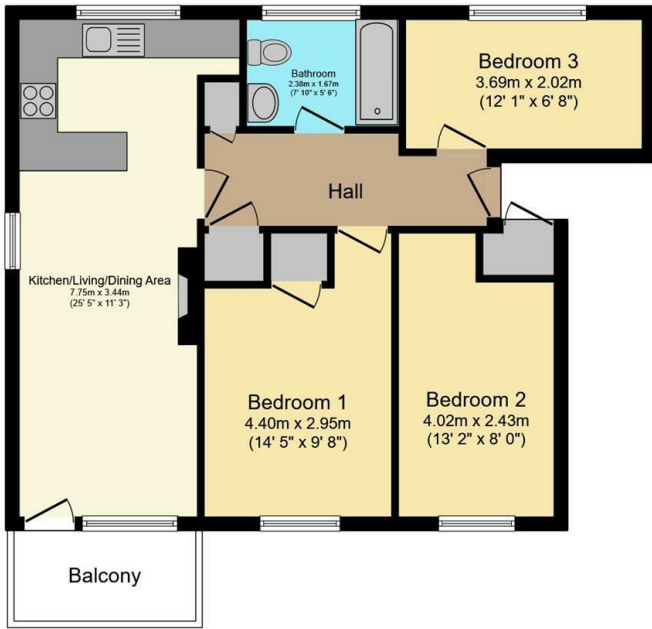
Lady Eleanor Holles School, Hanworth Road, Hampton, TW12

3HF, 422m

Council tax band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	79
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



Total floor area 66.0 m² (711 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.