

## St. James's Road Hampton Hill



**£1,375 Per Month**

- Ground floor apartment
- Modern fitted kitchen
- Ample storage
- Premier Road location
- Part or unfurnished
- One double bedroom
- Shower room and W.C.
- Direct access to communal gardens
- Allocated off-street parking space
- Available May

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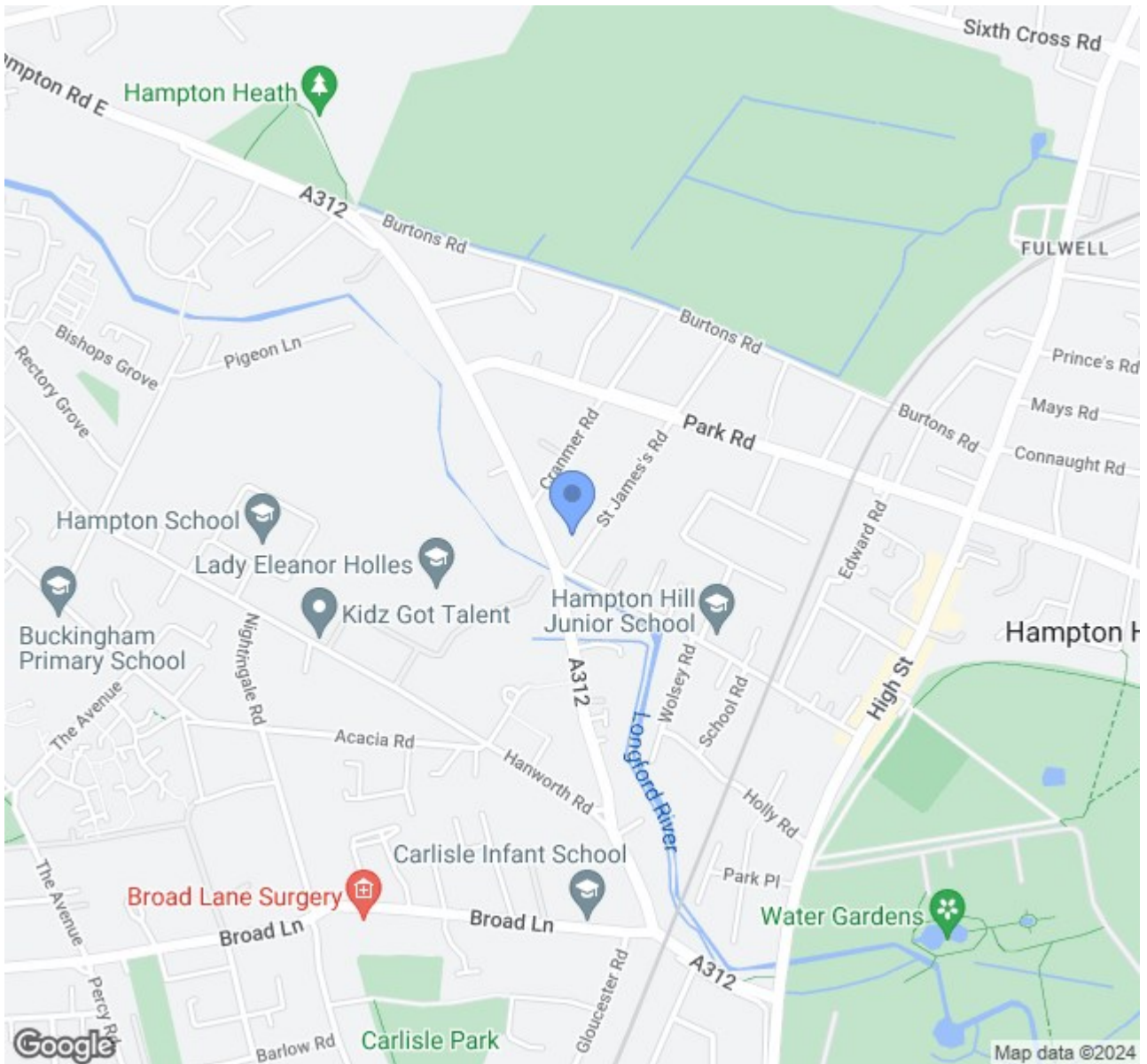
A beautifully presented modern apartment with one double bedroom, wonderful landscaped communal gardens, and an allocated off-street parking space. Walton Lodge is located in St James's Road which is a premier road and gives good access to the amenities of Hampton Hill High Street and the gates of Royal Bushy Park. Fulwell railway station, bus services, local amenities, and Hampton open air swimming pool are all close by.

A communal entrance hallway with entry phone system leads to the private entrance. An entrance hallway has a utility cupboard and doors to all rooms. The through reception room has ample space for separate sitting and dining areas and double-glazed French style doors lead to the patio and lawned gardens. A door leads to the kitchen with a range of fitted units and washing machine, oven, hob, extractor hood, fridge, and freezer. There is a good-sized double bedroom, with attractive side aspect views and fitted wardrobes. The shower room and W.C have a white suite and is part tiled. There is double-glazing and gas central heating.

Outside there is a small patio garden and beautifully well-maintained lawned communal gardens. There is an allocated off street parking space, unallocated visitors parking spaces, and a resident's bicycle storage shed.

Offered fully, part, or unfurnished. The council tax band is C with Richmond Borough.





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			
<b>England &amp; Wales</b>		72	77
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

\*\*All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details, including services, are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them\*\*