

High Street Hampton Hill



£289,950 Leasehold

- Stunning apartment
- Top floor
- Kitchen with breakfast bar
- West facing private balcony
- Attractive view over Royal Bushy Park
- One double bedroom
- Sitting / dining reception room
- Modern fitted shower room and W.C
- Long lease with 113 years unexpired
- Immediate access to High Street amenities

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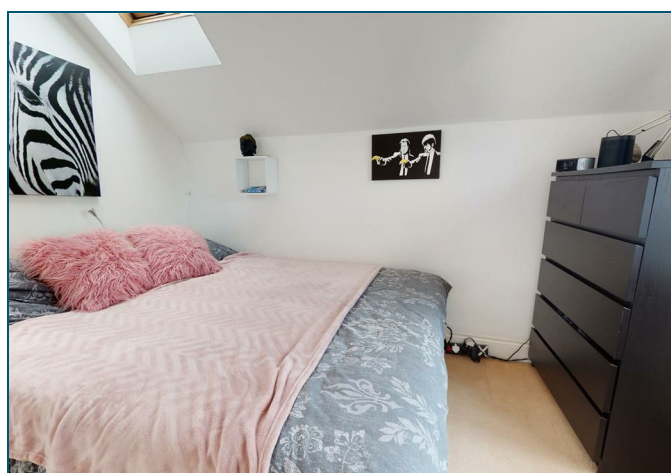
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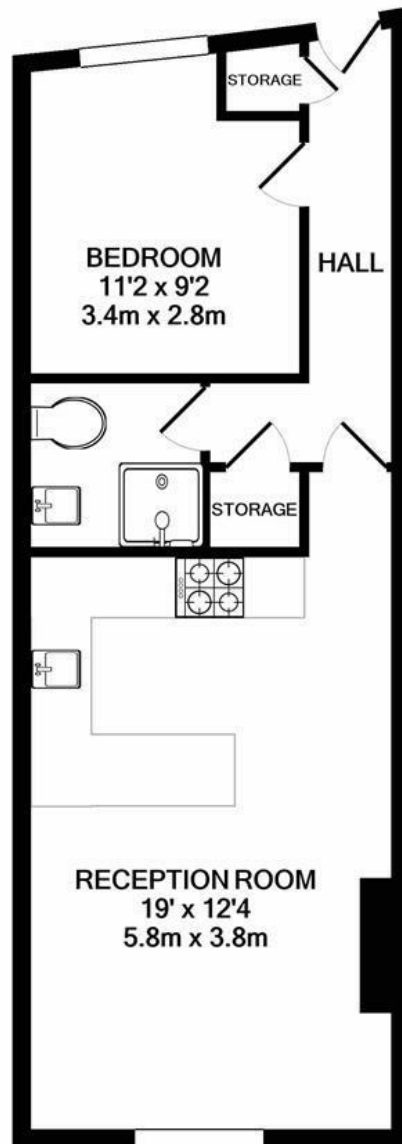
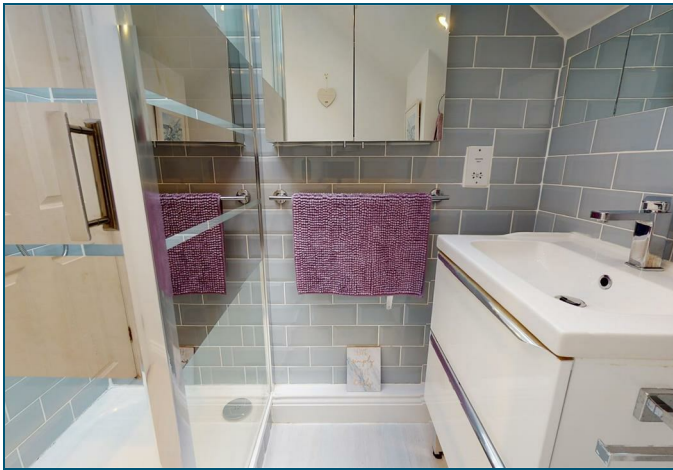
A beautifully presented second-floor apartment with one double bedroom and attractive views over Royal Bushy Park. The property is in the heart of Hampton Hill and gives immediate access to the café's, bars, restaurants, shops, and amenities of the high street. The green spaces of Bushy Park and Holly Road Rec are moments away. Hampton Village, with its railway station and amenities, local bus services, Fulwell railway station, and Hampton open air swimming pool are all close by. Two external staircases lead to the private balcony and private entrance.

An entrance hallway has a built-in storage cupboard with hanging rail for cloaks storage, cupboard space above and a further built-in boiler cupboard. The combination boiler is modern fitted, and wall mounted. There is further cupboard space above, and doors lead to all rooms. The reception room is front aspect and has attractive views over Bushy Park. There is space for sitting and dining reception areas, Victorian style clothes airer, and shelving into the alcoves. Open plan access leads to the kitchen breakfast room with a stunning range of modern fitted units. An extensive range of integrated appliances include, oven, microwave, hob, extractor hood, fridge, freezer, dishwasher and washing machine. The well-planned kitchen has a breakfast bar area with USB sockets, space for bar stools, wine rack, pull out spice rack and pull-out larder. The double bedroom is rear aspect and has a double-glazed window and side aspect pitched ceiling with double glazed Velux window. The shower room and W.C is a stylish modern fitted room with a shower cubicle, chrome heated towel rail, and pitched ceiling with a double-glazed Velux window. Additional features include beautifully presented décor throughout the home, double glazing, and gas central heating.

Outside there is a private west facing balcony with space for a table and two chairs.

The property is leasehold and there is a long lease with 113 years unexpired.

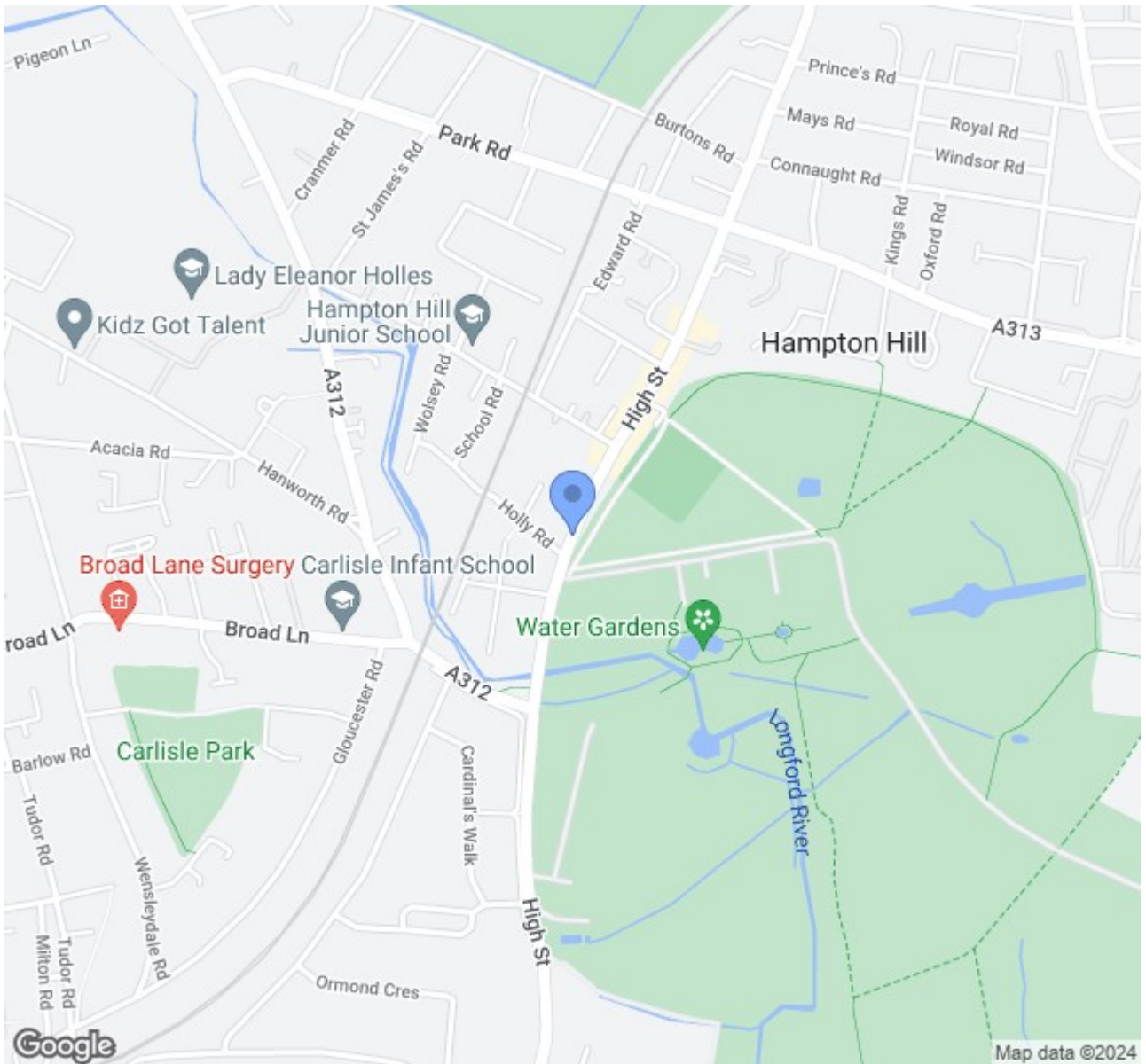




HIGH ST
TOTAL APPROX. FLOOR AREA 432 SQ.FT. (40.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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