

## Garrick House, 163 High Street Hampton Hill



**£1,375 Per Month**

- Ground floor Studio apartment
- Video entry phone system
- Contemporary living
- Underfloor heating
- Offered fully furnished
- Beautifully presented
- Award winning development
- Electric gated off-street parking
- Exceptional location
- Available mid-July

**TIFFIN ESTATE AGENTS LTD**

103 High Street, Hampton Hill, Middlesex, TW12 1NJ

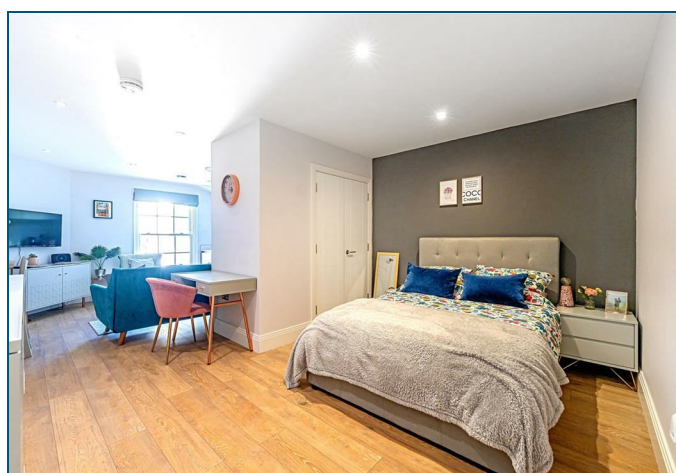
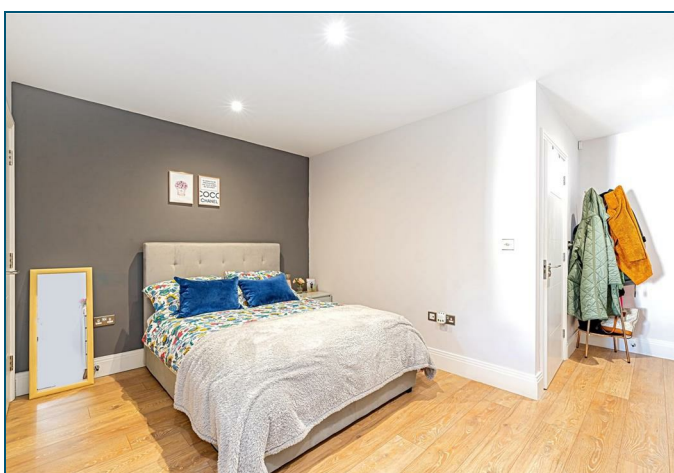
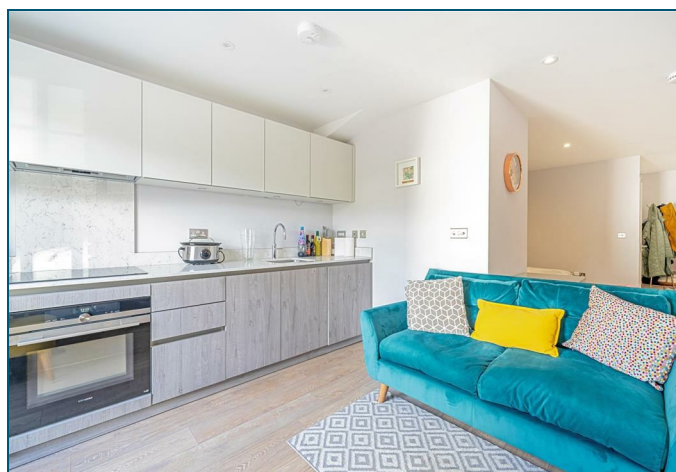
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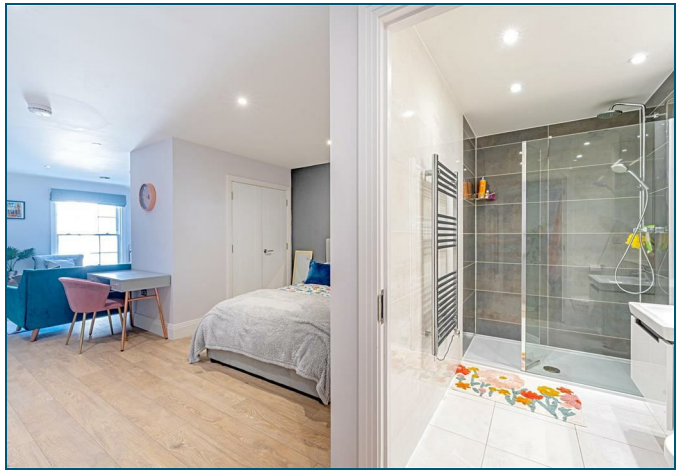
A beautifully presented and spacious ground floor studio apartment in a prestigious Landmark Building, converted into luxury apartments in 2019 by an award-winning developer. There is a modern contemporary feel throughout this well-designed studio. This location gives good access to the green spaces of Royal Bushy Park and the amenities of Hampton Hill High Street. Local bus services, Fulwell railway station and Hampton open air swimming pool are all nearby.

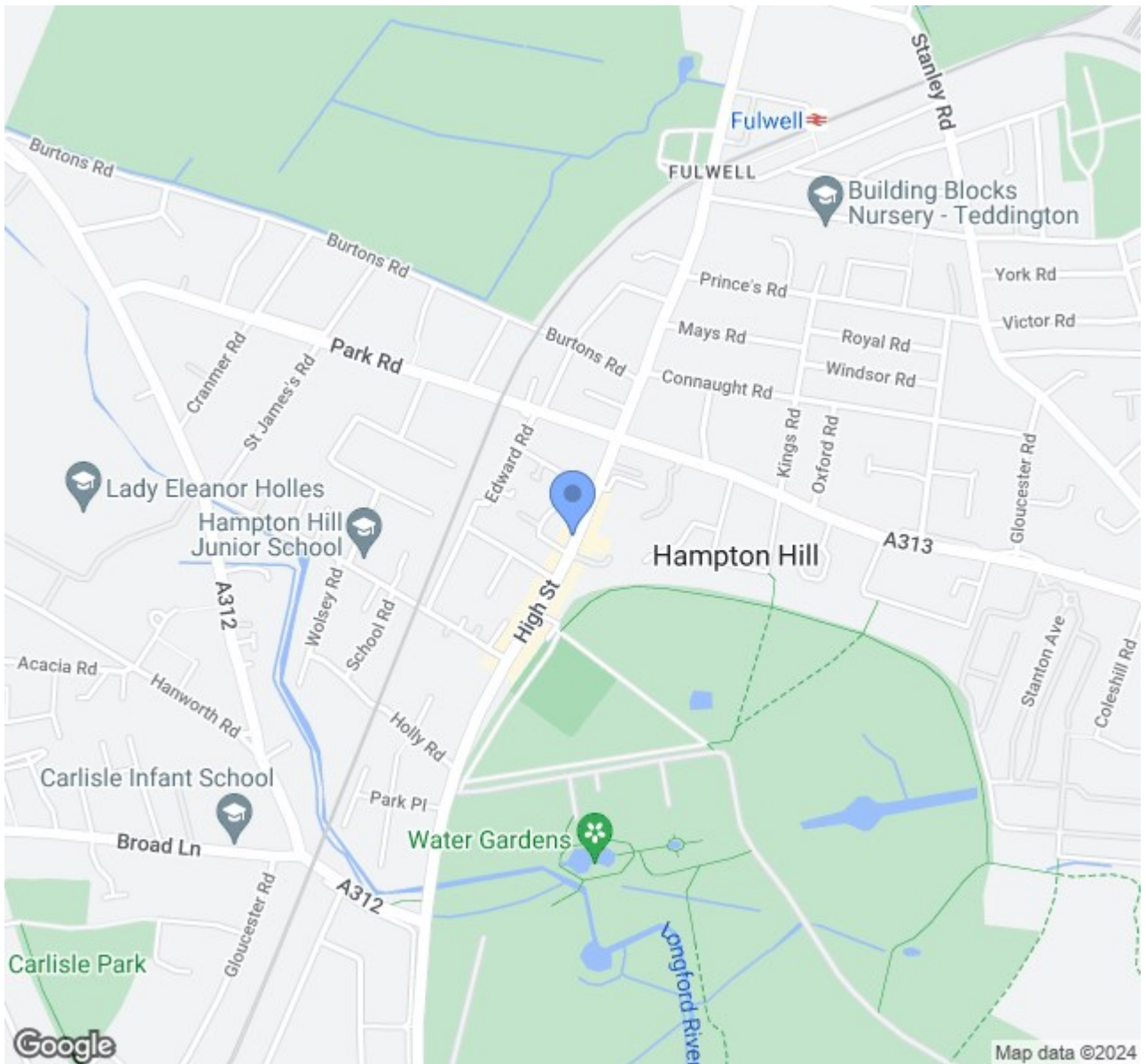
The fitted kitchen with a white marble effect granite worktop has a range of integrated appliances including an under-counter fridge, Siemens 4-ring induction hob, extractor, slimline dishwasher, and washing machine. There are sitting and dining reception areas and the double bedroom area has a built-in wardrobe. The stunning fully tiled shower room and W.C has a walk-in shower, wash hand basin, and a chrome heated towel rail. Additional features include beautifully presented décor throughout the home, underfloor heating, video entry system and well-maintained communal areas.

Outside is a communal courtyard garden with a private sitting area just outside the kitchen window. There is an allocated off-street parking space accessed via an electric gated entrance with a fob.

The apartment is fully furnished, the council tax is band C with Richmond Borough Council. Available mid-July.







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>		74	74
	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\*\*