

## Berkeley House, Upper Sunbury Road Hampton



### £699,950 Share of Freehold

- Wonderful conversion apartment
- Spacious reception room
- Wealth of character and charm
- Off-street parking for two cars
- Very long lease with 990 years
- Three double bedrooms
- Kitchen breakfast room
- Attractive far-reaching views
- Owns share of the freehold
- Close to Hampton Village

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## Berkeley House, Upper Sunbury Road, Hampton, Middlesex TW12 2DW

A wonderful conversion apartment occupying the entire top floor of this magnificent Victorian building with three double bedrooms and a wealth of character and charm. Light floods in through large, front aspect, south facing windows where far-reaching attractive views towards Leith Hill and the Surrey Hills are enjoyed. The home has been improved by the current owner and there is an extensive list of features. These include high ceilings, cornicing, ceiling roses, fireplaces, picture rails, cast iron radiators, large character internal doors, sash windows, and magnetic secondary glazing across the front three rooms. There is a feeling of enormous scope throughout the home and an abundance of storage includes access to a vast loft space. The property owns a share of the freehold and there is a very long lease with, in the region of 990 years unexpired. Hampton railway station, Waitrose supermarket, the River Thames, and Hampton Village Green, are all close by.

A communal entrance with an impressive staircase lead to the second-floor private entrance. Beautiful period triple front doors with frosted glazing lead to the wonderful entrance reception which is being used as a music room with space for a piano. There is access to a large loft space via a pull-down ladder, a spacious cupboard provides additional storage, and doors lead to all rooms. The reception room has space for separate sitting and dining areas and a character feature fireplace. There are three spacious double bedrooms. The kitchen breakfast room has a range of fitted units with space for an oven and fitted four ring gas hob. There is space and plumbing for a washing machine, space for a fridge, breakfast bar with space for bar stools, larder, and wall mounted gas central heating boiler. The bathroom and W.C have a bath with a wall mounted shower attachment and shower screen. There is a wall mounted sink unit, chrome heated towel rail with radiator, and frosted sash window.

Outside of the apartment and situated on the landing there is a spacious built-in storage cupboard. Beautiful and well-maintained communal gardens are mainly laid to lawn and there is a mature range of trees, flowers, and shrubs. A driveway leads to two allocated off-street parking spaces.



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# Berkeley House

Approximate Gross Internal Area  
120.0 sq m / 1292 sq ft

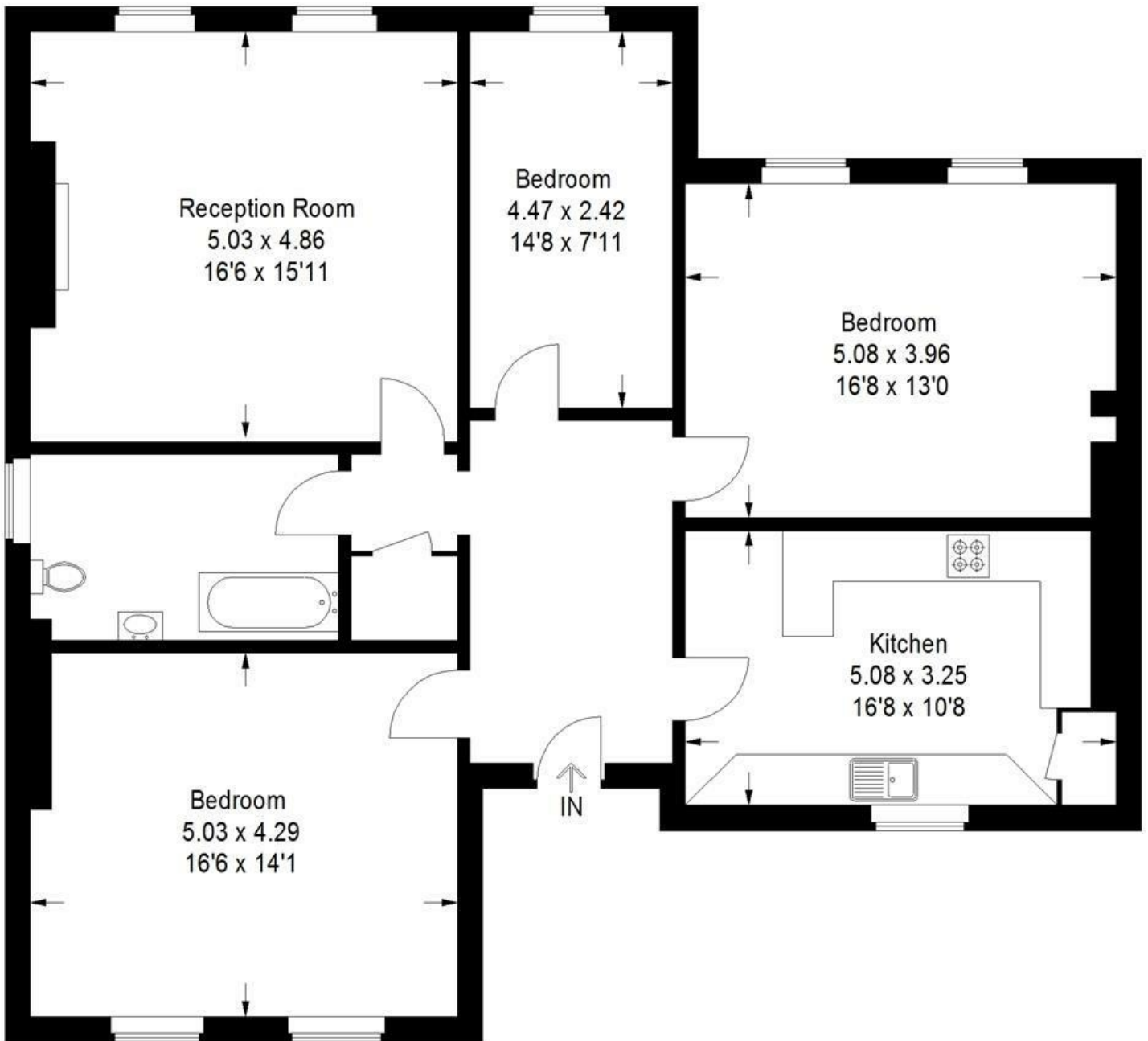
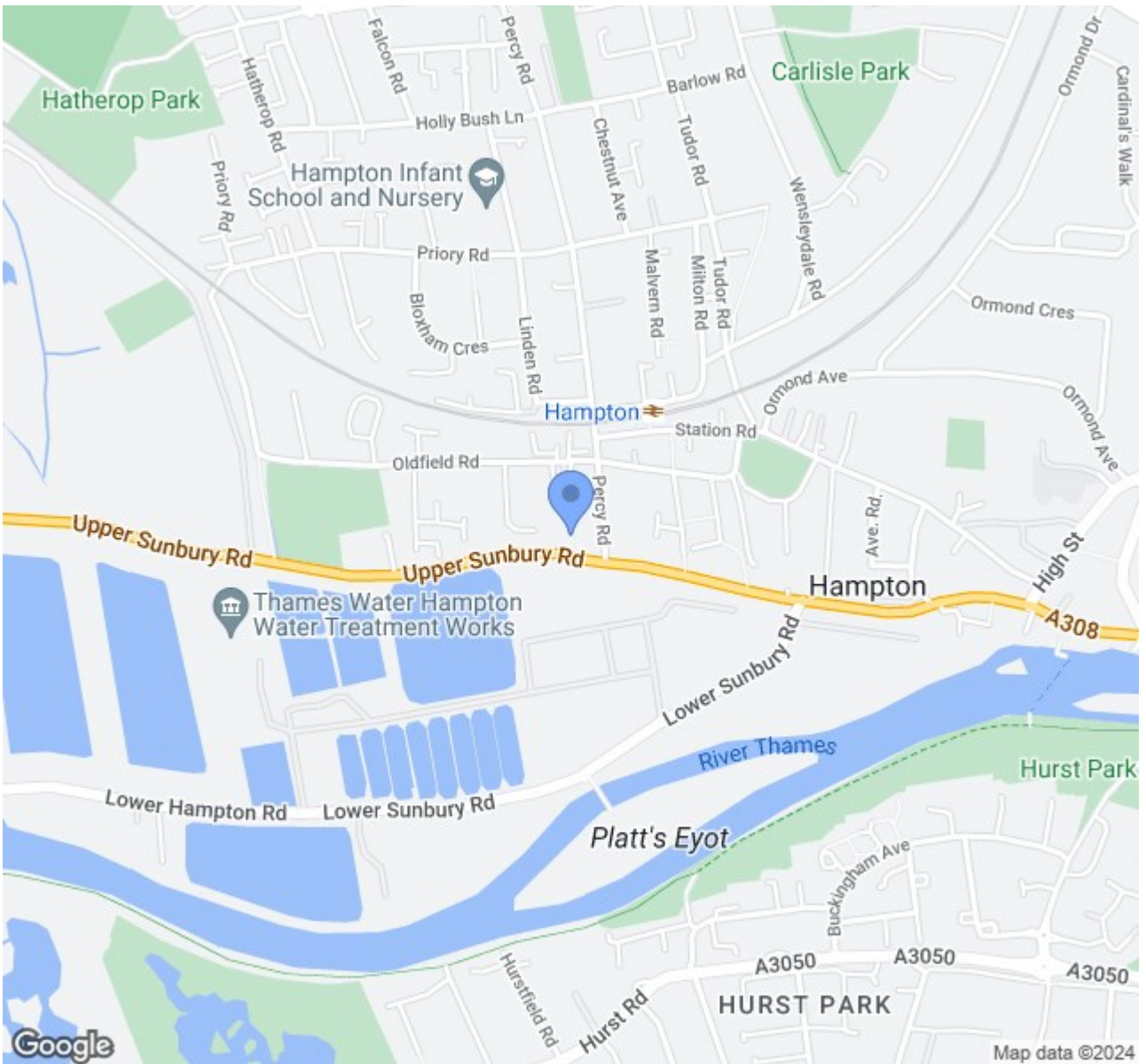


Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1098738)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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
(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\*\*