



Ingram House, Hampton Wick, KT1

A spacious, two double bedroom, two reception room, third floor apartment with balcony.

ESTATE & AGENT

— Tailored, local and personal —

Ingram House, Hampton Wick, KT1

Guide Price £495,000 Leasehold with a Share of Freehold

Offered to the market with no onward chain is this spacious, light and airy two double bedroom, two reception room, third floor apartment with balcony overlooking Royal Paddock Allotments and Royal Bushy Park. Ingram House is an art deco purpose build apartment building, ideally situated in popular Hampton Wick with access to local shops and amenities, transport links and easy access to Kingston upon Thames.

The accommodation briefly comprises: stairs and lift to third floor (top floor). The internal accommodation of the flat comprises: central entrance hallway/reception two currently set up as a dining room with double doors leading onto a spacious lounge overlooking Royal Paddocks Allotments with door leading onto a private balcony, two double bedrooms, the rear double bedroom has built in wardrobes, kitchen with fitted wall and base units with door leading to rear stairwell and a bathroom/w.c. comprising of a white three piece suite and period tiling.

The property benefits from communal central heating and communal hot water with additional electric heating available, attractive parquet flooring and replacement double glazing. Externally there are well kept communal gardens.

Hampton Wick is located between Kingston upon Thames and Teddington with access to good schools and a variety of leisure activities with Royal Bushy Park, Home Park, Richmond Park and the Kingston Riverside close by as well as a variety of shops, bars and restaurants in Kingston upon Thames as well as independent cafes and retailers in Teddington. Trains run from Hampton Wick to London Waterloo via Wimbledon, Clapham Junction and Vauxhall in approximately 30 - 35 minutes. Viewing comes highly recommended.

This property is offered as a Leasehold with a Share of Freehold with 998 years remaining on the lease. Annual service charge of £2,960 with an annual sink fund of £1,120. Richmond Council tax band: D, EPC: E.



- Art Deco property
- No onward chain
- Lift access
- 998 years remaining on the lease
- Two double bedrooms
- Views overlooking Royal Bushy Park
- Leasehold with share of freehold.
- Communal Gardens
- Walking distance to Kingston upon Thames
- Walking distance to Hampton Wick station



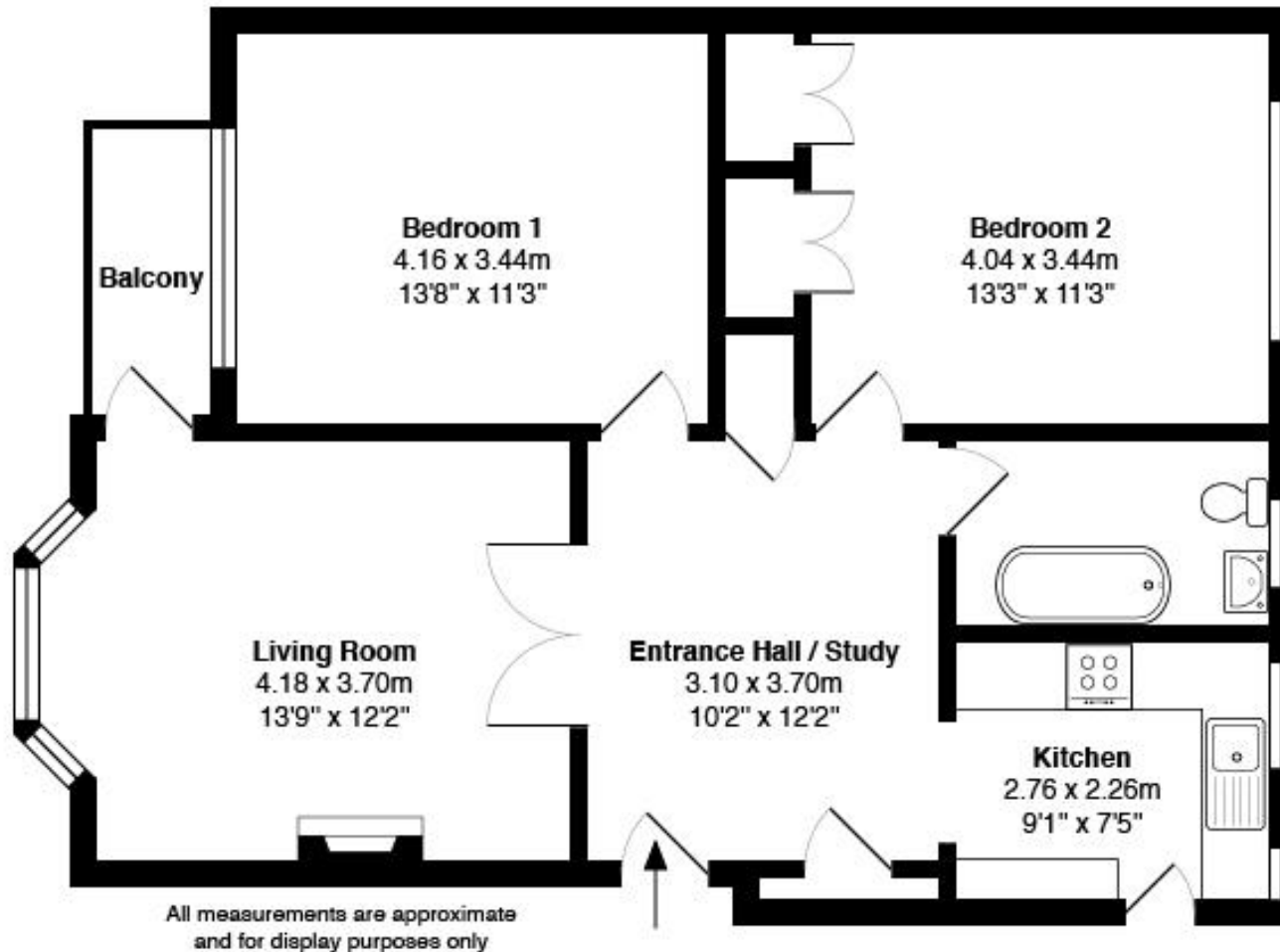
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Total Area: 73.6 m² ... 792 ft² (excluding balcony)

Viewing strictly by
appointment via
Estate and Agent



CONTACT

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