



## Church Grove, Hampton Wick, KT1

A charming one-bedroom ground floor apartment located in a handsome period conversion.

ESTATE & AGENT

— Tailored, local and personal —



## Grove Lodge, Church Grove, Hampton Wick, KT1 £360,000 Leasehold with a share of Freehold

Offered with no onward chain is this charming one-bedroom light and airy raised ground floor apartment located in a handsome period conversion situated on Church Grove in Hampton Wick overlooking Royal Paddocks Allotments. The property benefits from access to communal gardens and an allocated off-street parking space.

The accommodation briefly comprises: secure communal entrance shared with one other flat, private entrance hallway, lounge with high ceilings and a large window, kitchen with fitted wall and base units, bathroom/w.c. and a double bedroom. The property has recently had replacement double glazed sash windows installed and also benefits from gas fired central heating with a Worcester Bosch combi boiler.

Externally the property benefits from access to pleasant communal gardens providing an enjoyable space as well as off-street parking with an allocated parking space. The vendors have advised that the property has been re-rendered in 2019. The property is close to a variety of local shops and amenities in Hampton Wick High Street and is within walking distance of Kingston upon Thames. It's also very close to Royal Bushy Park and Home Park providing enjoyable outside spaces. Teddington is close by providing a variety of independent shops and cafes. Trains run from Hampton Wick station to London Waterloo in approximately 35 minutes. There are also local bus services at hand.


Viewing comes highly recommended. EPC: D, Richmond Borough council tax band: C. The vendor has advised that there is 983 years remaining on the lease, service charge is £1,200 and there is no ground rent.



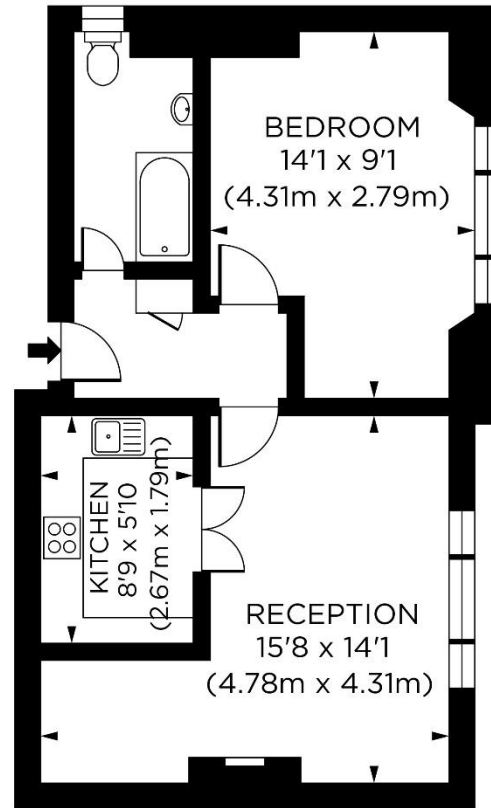


- No onward chain
- Period conversion
- Views of Royal Paddocks Allotments
- Replacement double glazed sash windows
- Communal gardens
- Off-street parking
- Walking distance to Kingston upon Thames
- Share of freehold with long lease
- Close to Bushy Park
- High ceilings



| Energy Efficiency Rating                           |          | Current   | Potential |
|--|----------|---|-----------|
| <i>Very energy efficient - lower running costs</i> |          |   |           |
| (92-100)   | <b>A</b> |   |           |
| (81-91)  | <b>B</b> |   |           |
| (69-80)  | <b>C</b> |   | 78        |
| (55-68)  | <b>D</b> | 68  |           |
| (39-54)  | <b>E</b> |   |           |
| (21-38)  | <b>F</b> |   |           |
| (1-20)   | <b>G</b> |   |           |
| <i>Not energy efficient - higher running costs</i> |          |   |           |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC  |           |





### RAISED GROUND FLOOR

Church Grove, KT1

Gross Internal Area 441 sq ft/41 sq metres

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Viewing strictly by  
appointment via  
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