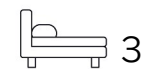




Living  
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better

Berkeley House, Upper Sunbury Road  
Hampton, TW12 2DW



Asking Price £699,950

# Berkeley House, Upper Sunbury

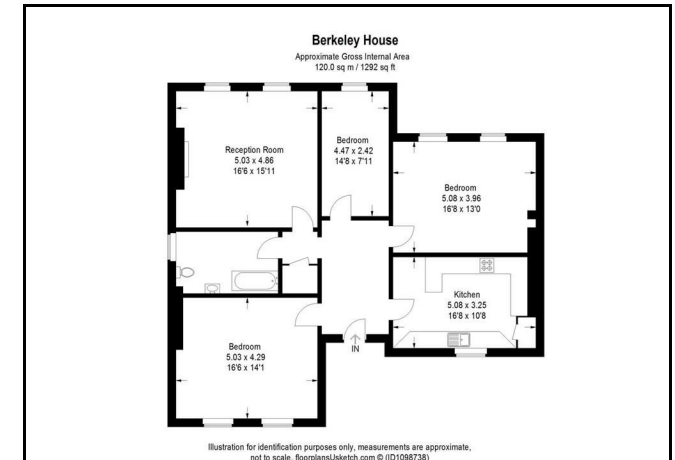
Road, Hampton TW12 2DW

Conversion of a part of an existing building into a 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.

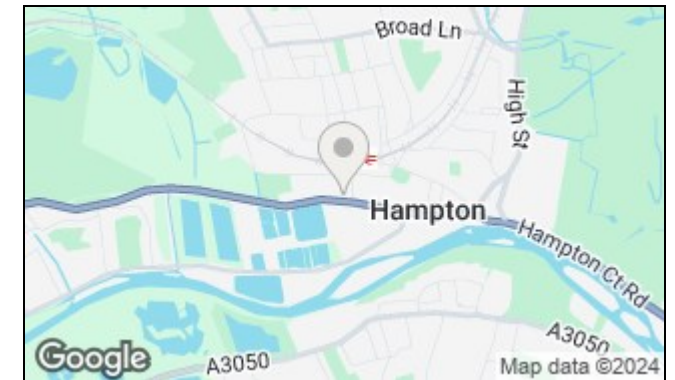
A communal entrance with an impressive staircase lead to the second-floor private entrance. Beautiful period triple front doors with frosted glazing lead to the wonderful entrance reception which is being used as a music room with space for a piano. There is access to a large loft space via a pull-down 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

Madison Brook

## Floorplan

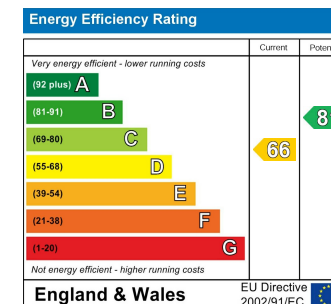


## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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