

# SNELLERS

ESTATE AGENTS



**Feltham Avenue, KT8**

**£500,000**

Consisting of 12 self-contained apartments all centred around an impressive roof garden with architectural planting and terrace with seating areas for shared use by the residents is this stunning purpose built maisonette offering approximately 750 sq ft of stylish lateral accommodation.



The property is entered from Bridge Road via a well maintained communal entrance hall with entryphone system leading to a first floor landing with a glazed door leading to the first floor communal courtyard roof garden. The first floor accommodation consists of a spacious reception room incorporating distinct living and dining areas with a large walk-in storage cupboard and French doors leading to a private southerly facing courtyard roof garden, an open plan fitted kitchen with integrated appliances, an inner hall leading to all other rooms with a principal double bedroom with French doors leading to a westerly facing private balcony and a modern ensuite shower room, a second double bedroom with French doors leading to the westerly facing private balcony and a separate modern family bathroom.

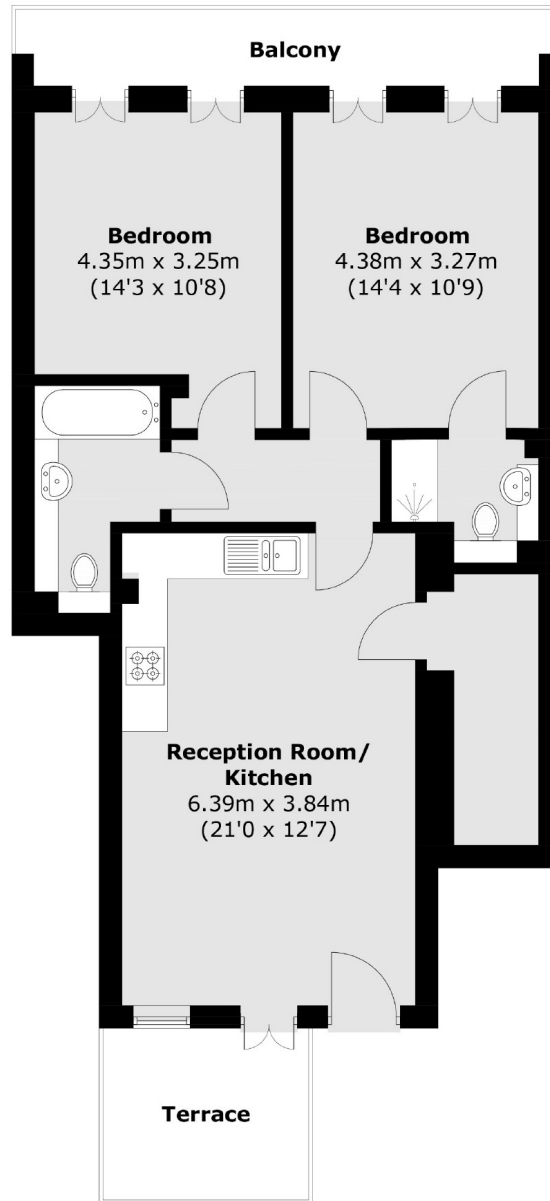
Outside to the front is a private southerly facing courtyard roof garden with an additional communal courtyard roof garden with seating areas and planters. To the rear is a westerly facing private balcony enjoying views down Feltham Avenue. On the ground floor, accessed from Feltham Avenue, is a secure and gated communal car park with an allocated parking space and visitor parking spaces.

Hampton Court Mews, Feltham Avenue is set in a wonderful location surrounded by history. Royal Bushy Park, Hampton Court Palace, the River Thames, Hampton Court train station and East Molesey's popular Bridge Road with its, boutique and antique shops, cafés, bars and restaurants are all a short walk away.



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## First Floor

Total area (approx.): 69.4 sq. m (747.0 sq. ft)

Terrace & Balcony: 13.3 sq. m (143.2 sq. ft)

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