



HAMPTON COURT ROAD HAMPTON TW12
£2,500 PER MONTH AVAILABLE 07/05/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Hampton Court Road Hampton
TW12

£2,500 Per Month
Furnished

 **2 Bedrooms**
 **1 Bathroom**
 **1 Reception**

Features

- Beautiful and unique ground floor property, - Two double bedrooms, - Bathroom, - Magnificent reception with high ceilings, - Private garden, - Off-street parking, - Fully-furnished

Council Tax

Council Tax Band E

Hamptons

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{ STUNNING, TWO BEDROOM APARTMENT WITH GARDEN IN GARRICK'S VILLA.

The Property

A stunning example of an imaginatively designed home, seamlessly blending the traditional features with modern trimmings and offers over 1,300 Sq.Ft of living accommodation. This exceptional property, meticulously finished and furnished to the highest standards, features two spacious double bedrooms including the principal bedroom featuring a spacious walk-in wardrobe and a modern bathroom. The kitchen is fully-fitted and comes with its own pantry. The reception is quite spectacular, with its high ceilings and large windows making it ideal for entertaining. The property has a private rear garden with direct access onto the large communal grounds of Garricks Villa and just across the road is Hampton Riviera with direct access to the Thames. The property is in exquisite condition throughout and is a must-view!

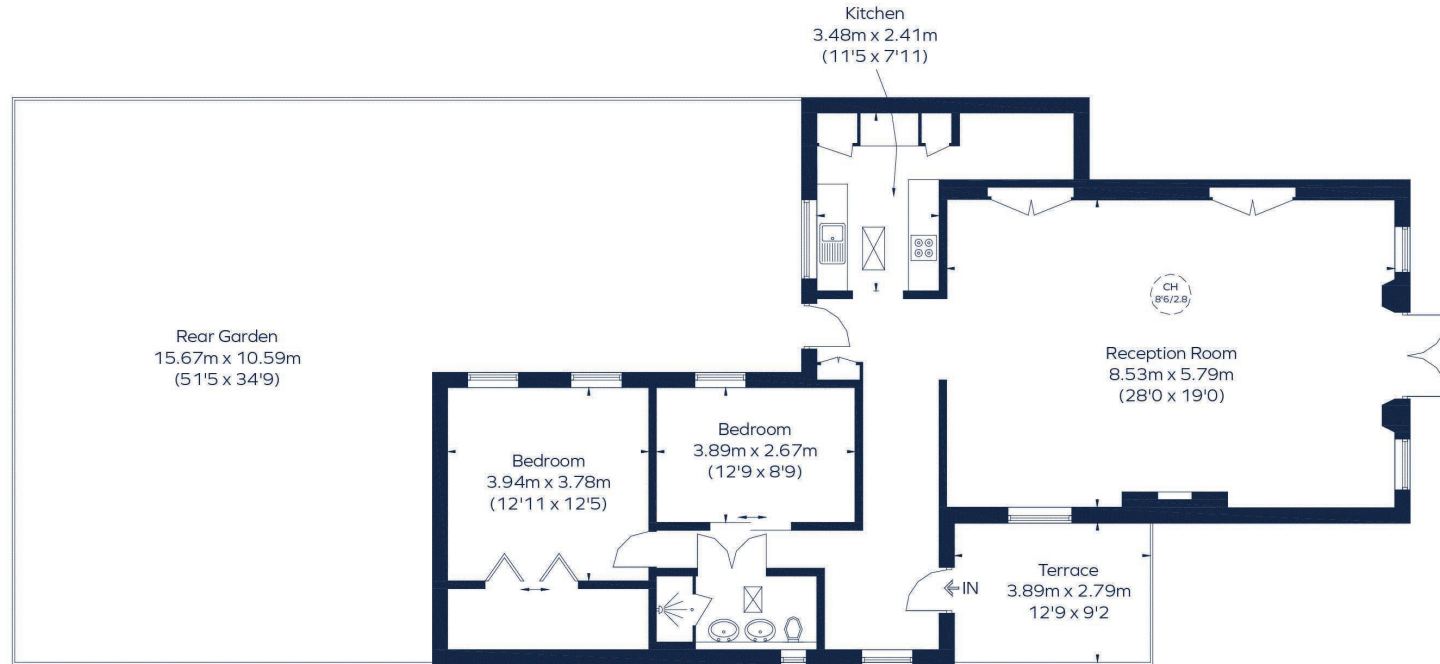
Location

Garrick's Villa occupies a magnificent plot adjacent to the River Thames and is set back behind a wall with residents' parking and communal gardens. The area is renowned for a picturesque stretch of the River Thames close to Hampton Court Palace, its extensive green open spaces and excellent local schools. Comprehensive shopping facilities can be found in nearby Kingston. Hampton station offers a regular and direct service to London Waterloo (approx. 40 mins). Heathrow Airport is approx. 5 miles away and the area is well served by the road network with the A316/M3, M25 and A3 all easily accessible.



GARRICKS VILLAS

Approximate Gross Internal Area
 Total = 1315 sq. ft. (122.2 sq. m.)



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 863885

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D		69	79
E			
F			
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

