



Isabel Hill Close, TW12

£999,950

Dexters are delighted to present a residential redevelopment opportunity, located in Hampton, Greater London.

Located in the Hampton Hill Conservation Area (CA12) within the London Borough of Richmond upon Thames, Isabel Hill Close is perfectly placed for daily convenience with Hampton station, boutique village shops, Waitrose, and outstanding Ofsted rated schools all within walking distance.

The freehold plot is circa 577 sqm (6,209 sq. ft) and sits within the Isabel Hill Close residential development featuring a terrace of seven family houses. The freehold currently features a two-storey building of circa 103 sqm (1,112 sq. ft) with a separate garage of circa 38 sqm (410 sq. ft.). Constructed in the late 1800's and served as a Gear House/offices for the 'Hampton Water Treatment Works', the property has been in residential use for many decades has been largely unaltered over this period apart from the addition of the subterranean garage.

Note: The property requires full internal renovation and is not currently habitable.

Planning permission is currently granted for the extension of the existing subterranean garage creating a three-storey three bedroom property of circa 153 sqm (1,647 sq. ft.). The proposed property features an open plan kitchen/living/dining room and WC, with access to a sunken courtyard and garage to the basement floor.

The ground and first floor is within the existing property and features the entrance hallway, reception room and office on the ground floor with the main bedroom with ensuite bathroom, bedroom 2 and 3 and family bathroom on the second floor. The plot is located within Flood Zone 1 of the River Thames, has a PTAL of 2 and is not within a Controlled Parking Zone.

In our view the plot has additional potential for redevelopment featuring a terrace of houses, subject to securing the necessary planning consents.

Tenure - Freehold HM Land Registry Title Number TGL164848

Features

- Freehold Sale
- Redevelopment Opportunity
- Planning Consent for a 3-Bed Detached House (c.1,650 sq. ft.)
- Further redevelopment potential (STPP)
- Hampton Hill Conservation Area
- Subject To Planning Offers Considered
- No Onward Chain

8 Isabel Hill Close, Hampton, Greater London TW12 2FE Floor Plan



Total area (approx.): 103.3 sq. m (1111.9 sq. ft)
Garage area (approx.): 38.0 sq. m (410.0 sq. ft)



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