



High Street, Hampton Wick, KT1

A beautifully-presented, two double bedroom split-level, first floor apartment.

ESTATE & AGENT

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First Floor Flat, High Street, Hampton Wick, KT1 £435,000 Leasehold

An exciting opportunity has arisen to purchase a beautifully presented two double bedroom split-level, end-of-terrace, period first floor apartment in the heart of Hampton Wick.

The property is conveniently located on Hampton Wick High Street, moments from a variety of local amenities, Home Park, Bushy Park, Kingston Riverside and Hampton Wick Station.

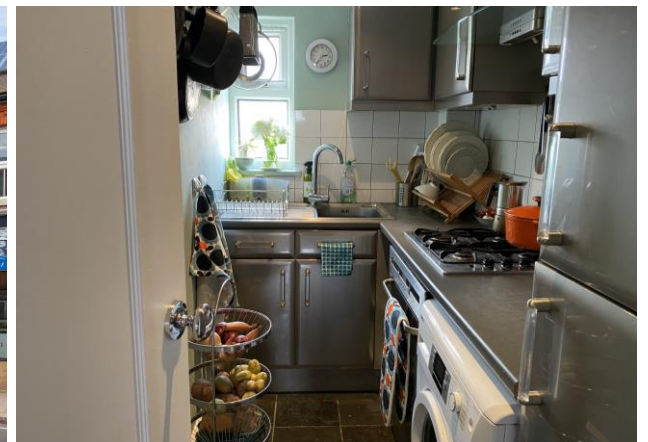
The welcoming and redecorated accommodation briefly comprises; entrance with attractive white painted stairs to first floor, landing area, kitchen with stylish fitted pewter wall and base units, bathroom/w.c. with a white suite, a double bedroom/home office and an impressive and inviting lounge with period fireplace, book-shelves and double height ceiling providing a galleried and spacious feel to the room with stairs leading to the second floor and master-bedroom with loft-style exposed brick walls, eves storage and Velux window.

The property benefits from double glazing and gas fired central heating via a combination (combi) boiler. Parking is available with a Hampton Wick Zone X Resident's permit providing parking on the surrounding streets.

The property is ideally situated providing very easy access to a variety of shops, cafés, restaurants, bars and pubs in Hampton Wick, Kingston and Teddington. London is just over half an hour by train with stops at Richmond, Twickenham, Wimbledon, Clapham Junction, Vauxhall and Waterloo.

The vendor has informed that there are 108 years remaining on the lease with a ground rent of £150.00 per year.

Viewing is essential to full appreciate this gem of a property.



- First floor apartment
- End of terrace
- Split-level
- Two double bedrooms
- Redecorated and well presented
- Beautiful living room
- Moments from Royal Parks
- Walking-distance Kingston
- Close to Hampton Wick Station
- Double glazed
- Combi-boiler

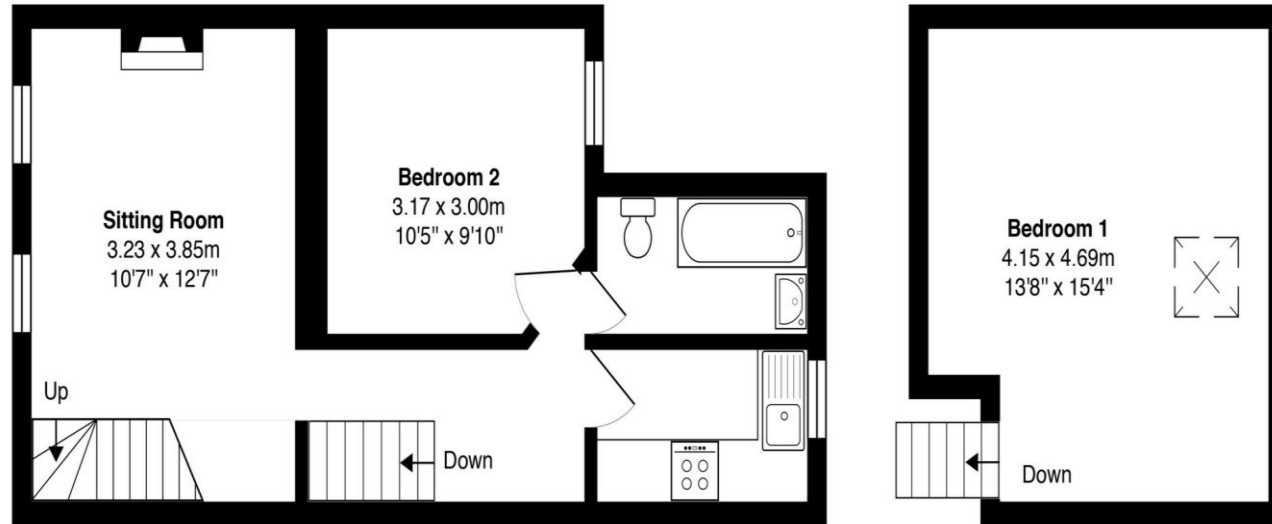


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		53	74
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		47	75
England, Scotland & Wales		EU Directive 2002/91/EC	

High Street, Hampton Wick

Total Area: 55.4 m² ... 596 ft²



All measurements are approximate and for display purposes only

Viewing strictly by
appointment via
Estate and Agent

CONTACT

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