



Provisional

HAMPTONS
INTERNATIONAL

Thames Street, Hampton, TW12

£269,950 Leasehold

Entrance Hall, Kitchen, Living Room, Bedroom, Bathroom, Allocated Parking.



Description

A development of four apartments newly converted from a sympathetic addition to a beautiful Georgian building. All the apartments' main living spaces are of a generous size and are towards the south facing rear of the building. The apartments on the upper levels enjoy partial river views, some with delightful juliet balconies and large windows. The Ground floor apartment has its own private courtyard garden. These apartments have fully equipped stylish kitchens with granite surfaces, oak flooring and allocated secure parking.

Situation

Situated in the conservation area of 'Hampton Village' this wonderful historic area has some of the area's oldest and most beautiful period buildings. The apartments are within walking distance of local shops and Hampton Station with direct trains to London Waterloo. Busy Park, Hampton Court Palace and Kingston Town Centre are all within easy reach.

Local Authority

London Borough Of Richmond Upon Thames

Tenure

Leasehold.



Indicative (Flat 4)



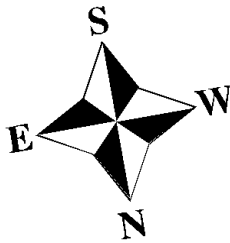
Indicative (Flat 4)



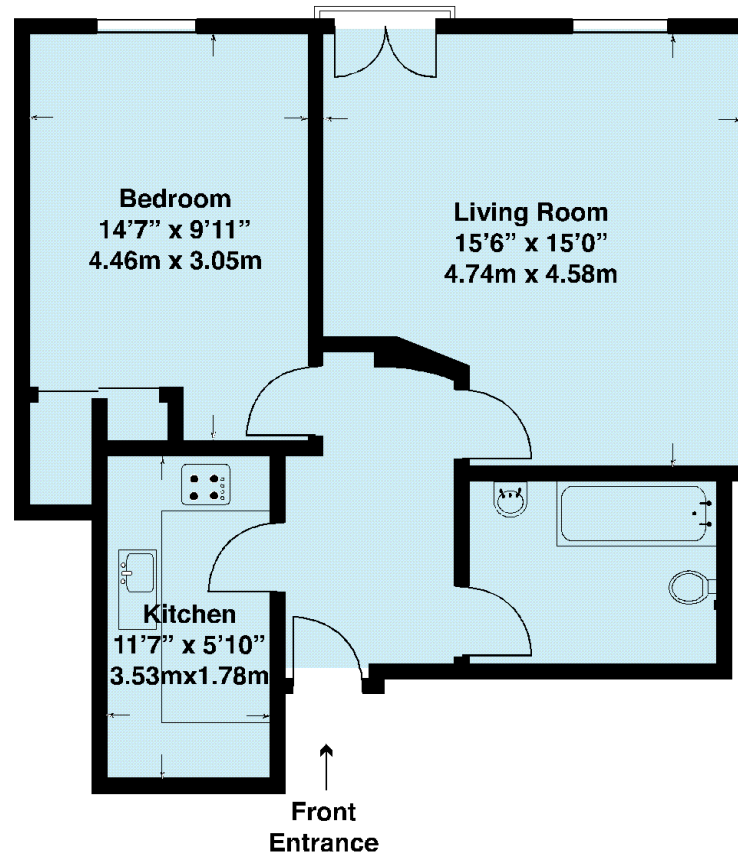
Indicative (Flat 4)

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			
England, Scotland & Wales		73	74
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			
England, Scotland & Wales		76	77
EU Directive 2002/91/EC			



**Approx. Gross Internal
Floorplan Area:
591 Square Feet
55 Square Metres**



This diagram has been produced by Sedlacek Design for Hamptons International to the following specification:

1. Internal measurements only are taken and measurements in each room are within +/- 3 inches. All measurements should be checked before any important decisions are made upon them.
2. Baths, toilets, showers etc. are visuals only as style and shape may differ to actual fitment.
3. Windows are measured internally.

4. Sedlacek Design will not be held responsible for any errors or omissions

5. This floorplan is a visual representation. Do not scale.

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PLEASE NOTE: This plan was produced during the build stage, some/all measurements, fixtures and fittings may/will vary from those shown.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



Winter View (Flat 4)

Viewing strictly by appointment only.

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