



High Street, Hampton Wick, KT1

A charming and well located, two bedroom, ground floor garden flat.

ESTATE & AGENT

— Tailored, local and personal —

High Street, Hampton Wick, KT1

£435,000 Leasehold

Overview

Estate and Agent is excited to offer to the market this stylish two-bedroom, ground floor period garden flat. Located on Hampton Wick high street it benefits from a variety of shops, restaurants, good pubs and amenities right on its door step. Buyers will find that this property is both charming and practical, boasting a convenient and bustling location and yet close to open green spaces. It also combines spacious living accommodation, attractive period features such as ceiling roses, cornicing and picture rails as well as good storage and precious outside space. The property also benefits from gas-fired central heating with a combination boiler. The accommodation briefly comprises; entrance vestibule, a light and welcoming lounge with high ceilings and original fireplace, Kitchen with high-gloss units and space for a breakfast bar, inner hallway, large cupboard with plumbing for a washing machine, door to rear, two double bedrooms with built in wardrobes and bathroom/w.c. with a white three-piece suite. Externally to the front of the property there is a small walled garden area and to the rear there is a pleasant courtyard garden with gated side access, residents on-street permit parking is available. Transport links to central London are within very close proximity and Kingston and Teddington are easily within walking distance as well as Bushy Park. The flat offers first time buyers, commuters and investors a fantastic opportunity to own a lovely property in a very popular area with viewing coming highly recommended.

Entrance vestibule 4'1" x 3'9"

Comprising; fan light above front door, coving to ceiling, coat hooks, dado rail, fitted door matt to floor.

Lounge 13'9" x 10'6"

Comprising; Ceiling rose, coving to ceiling, picture rail, two double glazed sash windows, two single radiators, original fireplace with cast iron surround with tiled inset, slate hearth and gas supply, tv point, telephone point, skirting board and wood style laminate flooring.

Kitchen 12'12" x 7'7"

Comprising; cream gloss units with complimenting butchers block style laminate worktops, integral 1 ½ ceramic sink and drainer unit with mixer tap, integrated electric oven, integrated gas hob with stainless steel extractor hood above, integrated fridge and freezer, space and plumbing for a full-size dishwasher, spot lights to ceiling, coving to ceiling, double glazed sash window, tiles to splashback and floor, skirting board.

Inner hall 15'5" x 2'10"

Comprising; coving to ceiling, picture rail, dado rail, skirting board, door to rear with fan light above, cupboard with power supply and plumbing for a washing machine and space for additional storage.



Bedroom 1 10'10" x 8'7"

Comprising; ceiling rose, coving to ceiling, picture rail, fitted wardrobes, single glazed sash window, double radiator, skirting board.

Bedroom 2 9'2" x 7'10"

Comprising; coving to ceiling, two double glazed windows, roller blinds, fitted wardrobes, access to gas fired combination boiler, radiator, skirting board.

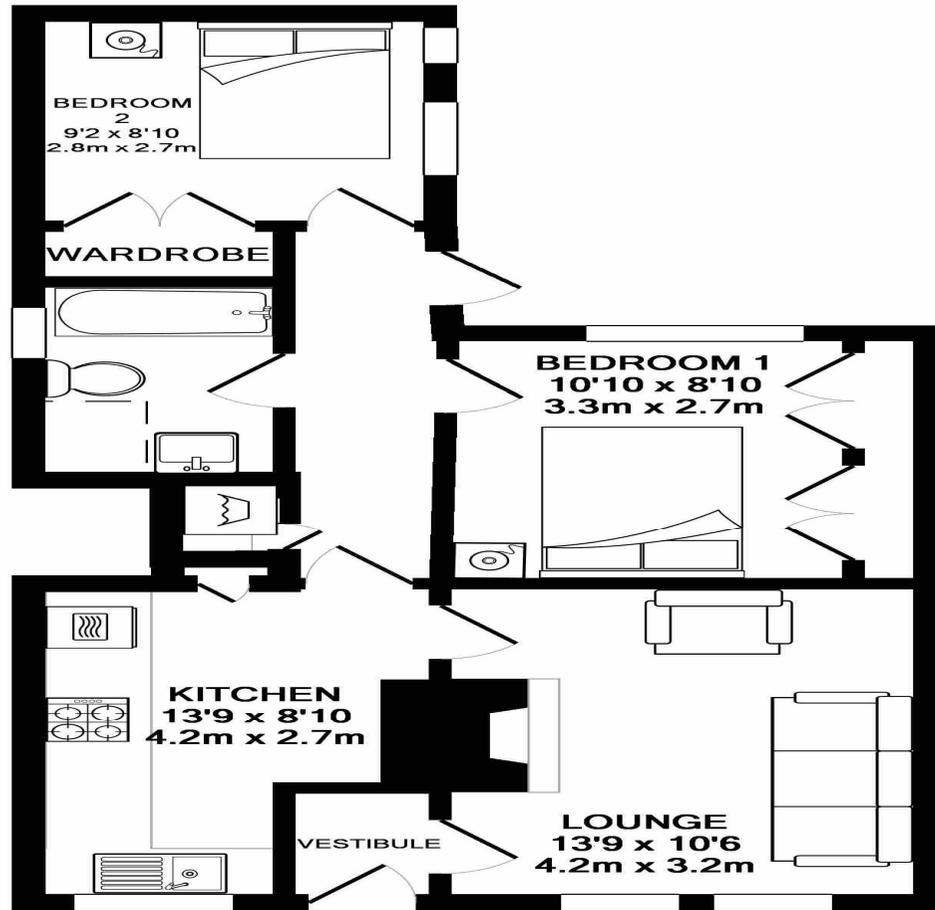
Bathroom 9'2" x 7'10"

Comprising; coving to ceiling, two double glazed windows, roller blinds, fitted wardrobes, access to gas fired combination boiler, radiator, skirting board.

Externally 18'4" x 10'6"

To the front there is a small walled garden area with gate and to the rear there is a gated courtyard with side access leading to the high street comprising paving stones, shrubs, hosepipe tap and retractable washing line. Residents on-street permit parking is available.





TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing strictly by appointment via Estate and Agent

CONTACT

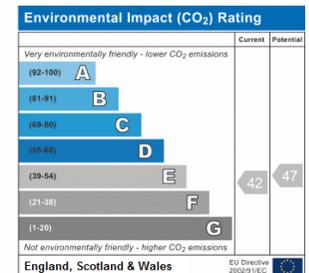
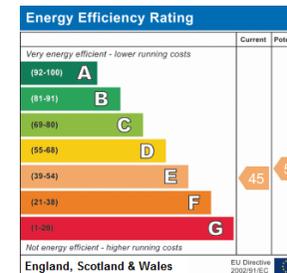
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