



## Kingston Road, Teddington, TW11

A light and airy first floor studio apartment with separate kitchen.

ESTATE & AGENT

— Tailored, local and personal —

## Kingston Road, Teddington, TW11 £205,000 Leasehold

A well located light and airy studio apartment is offered to the market. Conveniently situated on Kingston Road, the flat is within walking distance to Teddington and Kingston town centres with a variety of shops, restaurants and amenities on hand. Trains to London run regularly from Hampton Wick Station, just a short walk away.

The accommodation briefly comprises, secure communal entrance and stairs to first floor, private entrance vestibule, separate fitted kitchen with integrated washing machine and integrated fridge with freezer compartment, spacious reception/bed room, with two windows and attractive flooring and a shower room/w.c. The property benefits from double glazing and electric heating.

On street parking is available, Bushy Park and Teddington Lock are both close by. The vendor has advised that the lease is approximately 110 years. Service charges are £1126 per year, ground rent is £250 a year and building insurance is £318.90 a year. The flat is currently let for £875pcm until end of July 2022.

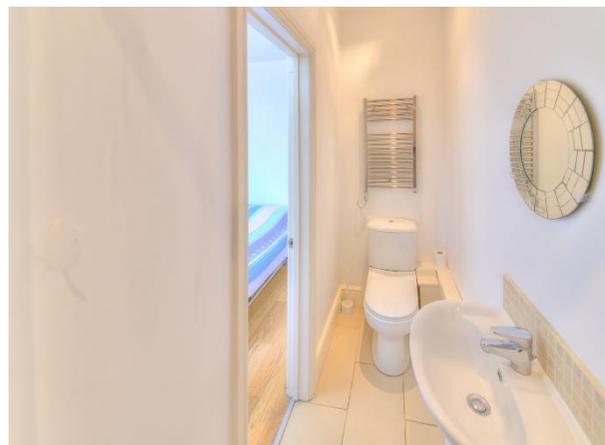
Viewing comes highly recommended.

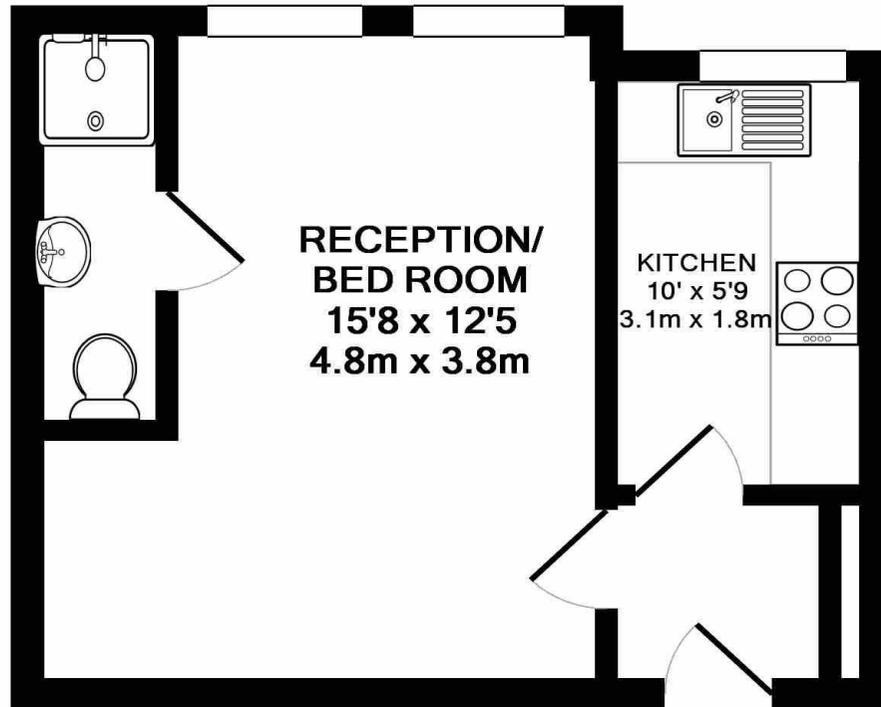


- On Street parking
- Walking distance to Kington town centre
- Short talk to Hampton Wick train centre
- Separate fitted kitchen
- Double glazing
- Perfect for a rental property
- Short distance to Teddington town centre



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	





**TOTAL APPROX. FLOOR AREA 279 SQ.FT. (25.9 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  
Made with Metropix ©2019

Estate and Agent wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as guide only; any floor plan or map is for illustrative purposes only. Estates IT, for themselves and for the vendors or lessors of this property whose agents they are given that the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Estate & Agent has any authority to make or give any representation of warranty in relation to this property.

Viewing strictly by  
appointment via  
Estate and Agent

**CONTACT**

Estate and Agent  
Hampton Wick  
Kingston Upon Thames  
KT1 4AY

david@estateandagent.com

Open Hours-  
Monday to Friday 8am - 7pm  
Saturdays 9am - 5pm  
Sundays 10am - 4pm

0208 914 7884

www.estateandagent.com

