



Vicarage Road, Hampton Wick, KT1

A well presented two bedroom ground floor flat with garden, off-street parking and garage

ESTATE & AGENT

— Tailored, local and personal —

Vicarage Road, Hampton Wick, KT1

£525,000 Share of Freehold

****Virtual 3D Tour Available**** An exceptionally rare opportunity has arisen to purchase a two bedroom, ground floor maisonette with private garden, off-street parking, garage and its own front door. To add to the attractiveness of this well-presented home, it is offered with share of freehold with a lease in excess of 900 years, and it is located on one of Hampton Wick's most popular streets, just moments from Royal Bushy Park and Hampton Wick Station.

The spacious accommodation briefly comprises; entrance porch with convenient storage cupboard, a large reception providing an inviting lounge and dining room, kitchen with fitted wall and base units with external side door, an inner hallway with large storage cupboard, bathroom/w.c with a modern white suite, master double bedroom with double aspect overlooking the private rear garden and a second, good sized bedroom with built in cupboard and French doors leading to the patio and garden.

The property benefits from gas fired central heating with a combination (combi) boiler and upvc double glazing.

Externally the property boasts a driveway to the front of the property offering off-street parking, a good-sized well-kept mature garden with sunny aspect with side access and a single garage in a separate block behind the garden.

Vicarage Road is ideally situated providing very easy access by foot to Kingston upon Thames and Hampton Wick High Street with a variety of local shops, cafés, restaurants, pubs and amenities on hand. Bushy Park is located at the top of the street providing a wonderful



- 725 sq ft/64 sqm (approx.)
- Share of Freehold (900+ year lease)
- Ground Floor
- Own Front Door
- Private Garden
- Off Street-Parking & Garage
- Two Bedrooms
- Right Next to Bushy Park
- Walking Distance to Kingston
- Plenty of Storage



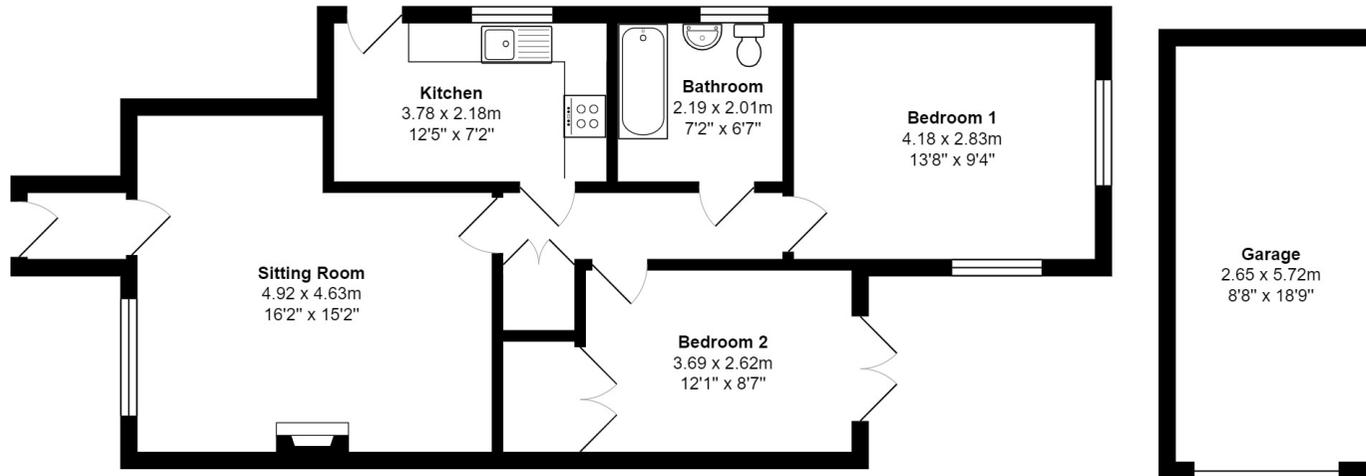
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	68	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C	65	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Total Area: 82.5 m² ... 888 ft²



All measurements are approximate and for display purposes only

Viewing strictly by
appointment via
Estate and Agent

CONTACT

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