



Glamorgan Road, Hampton Wick, KT1

An immaculately presented two bedroom, first floor garden flat in popular Hampton Wick.

ESTATE & AGENT

— Tailored, local and personal —

Glamorgan Road, Hampton Wick, KT1

Offers in the Region Of £494,950 Leasehold with a Share of Freehold

Offered to the market is this immaculately presented two bedroom, first floor garden flat located in a period conversion in popular Hampton Wick.

The very well-presented accommodation briefly comprises: communal entrance, stairs to first floor, private inner hallway with attractive flooring and intercom, an inviting light and airy reception room with a large bay window and plantation shutters making a comfortable living space, an impressive fitted kitchen with integrated appliances; fridge/freezer, oven & hob, extractor hood, microwave & washing machine, wall mounted folding table, bathroom with contemporary white suite and heated towel rail, master double bedroom with fitted wardrobes and plantation shutters overlooking the rear of the property and a second bedroom with fitted wardrobes and plantation shutters.

Externally the property benefits from its own west facing private enclosed garden (7.72m x 6.24m/ 25.4ft x 20.6ft) with patio area, astro-turf and a substantial garden shed making an ideal outside space and benefiting a sunny aspect. On-street residents parking is available to the front of the property with a Hampton Wick Zone X permit.

The property benefits from gas fired central heating and replacement double glazed sash windows to the front and rear of the property. The apartment is tastefully decorated and would be suited to a variety of buyers who can move in and enjoy living there straight away.

Glamorgan Road is ideally situated within a short walking distance to Hampton Wick station with train services running to London Waterloo in approximately 35 minutes via Wimbledon, Clapham Junction and Vauxhall. Kingston is approximately a ten minute walk as well as Royal Bushy Park and Home Park. Teddington and Twickenham are close by with a variety of shops, amenities, leisure activities and transport links to hand. The property is offered with a share of freehold with a lease currently at 95 years however the vendor is willing to extend the lease by an additional 90 years bringing the property back up to 185 years remaining on the lease. Service charge is £75 a month. Please ask for further details. Viewing comes highly recommended.



- Private enclosed west facing garden
- Two bedrooms
- Stylish kitchen
- Fitted bathroom
- Replacement double glazed sash windows
- Share of freehold
- Walking distance to Hampton Wick station
- Walking distance to Kingston Upon Thames
- Central heating
- Good transport links to London



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing strictly by
appointment via
Estate and Agent

CONTACT

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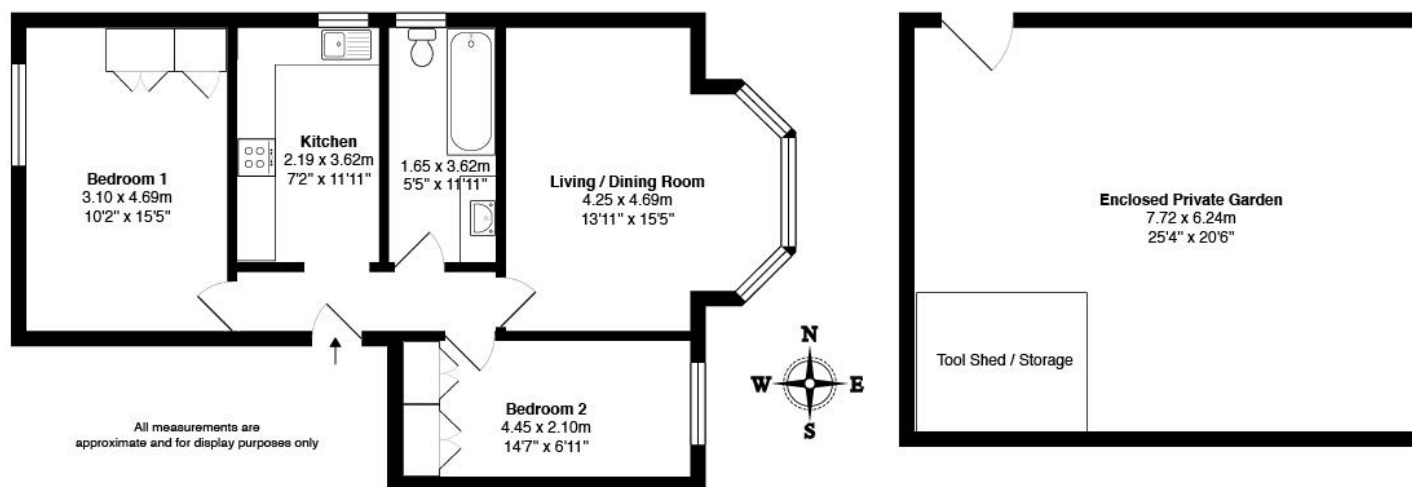
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Monday to Friday 8am - 7pm
Saturdays 9am - 5pm
Sundays 10am - 4pm

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Flat 3, 25 Glamorgan Road, Hampton Wick
Total Area: 61.9 m² ... 667 ft² (excluding garden)



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