



Glamorgan Road, Hampton Wick, KT1

A light and airy one bedroom first floor apartment on a sought-after street in popular Hampton Wick.

ESTATE & AGENT

— Tailored, local and personal —

St Nicholas House, Glamorgan Road, Hampton Wick, KT1 Offers Invited £319,950 Leasehold with a share of freehold

An excellently located light and airy one bedroom first floor apartment on a sought-after street in popular Hampton Wick is offered for sale. The property is offered with a 965 year lease and a share of freehold and situated on the corner of Glamorgan Road and Normansfield Avenue. The property benefits from access to resident's off-street parking and a large communal garden.

The accommodation briefly comprises: secure communal entrance hallway with stairs to first floor, the flat itself comprises of an open plan layout with a substantial reception room with an impressive bay window and high ceilings providing a comfortable lounge and dining area opening on to a kitchen with fitted wall and base units, bathroom/w.c. comprising of a white three-piece suite with replacement shower, with mains water mixer tap, rainfall shower head and separate shower attachment with attractive tiling and finally a good-sized double bedroom with fitted wardrobe and built-in storage cupboard. The property benefits from gas fired central heating via a combination (combi) boiler.


Externally there is on street parking available on Glamorgan Road and Normansfield Avenue with the Hampton Wick Zone X parking permit scheme, alternatively the property benefits from an off-street resident's parking area leading onto a substantial communal garden.

Glamorgan Road is conveniently located within very easy walking distance of Hampton Wick High Street with a variety of local shops and amenities and transport links on hand such as Hampton Wick station with trains to London Waterloo in 30 mins approx. Kingston upon Thames and the Kingston Riverside is easily accessible with a range of bars, restaurants and shops including Waitrose, John Lewis, Marks & Spencer and much more. Teddington, Twickenham and Richmond are also close by. Viewing comes highly recommended. EPC: C, Richmond Council Tax Band: C.



- 965 year lease
- Share of freehold
- First floor
- Off-street parking
- Large communal garden
- Walking distance to Hampton Wick station
- Easy access to Kingston and Bushy Park
- 43.2sqm/465sq ft
- £1020 annual service charge

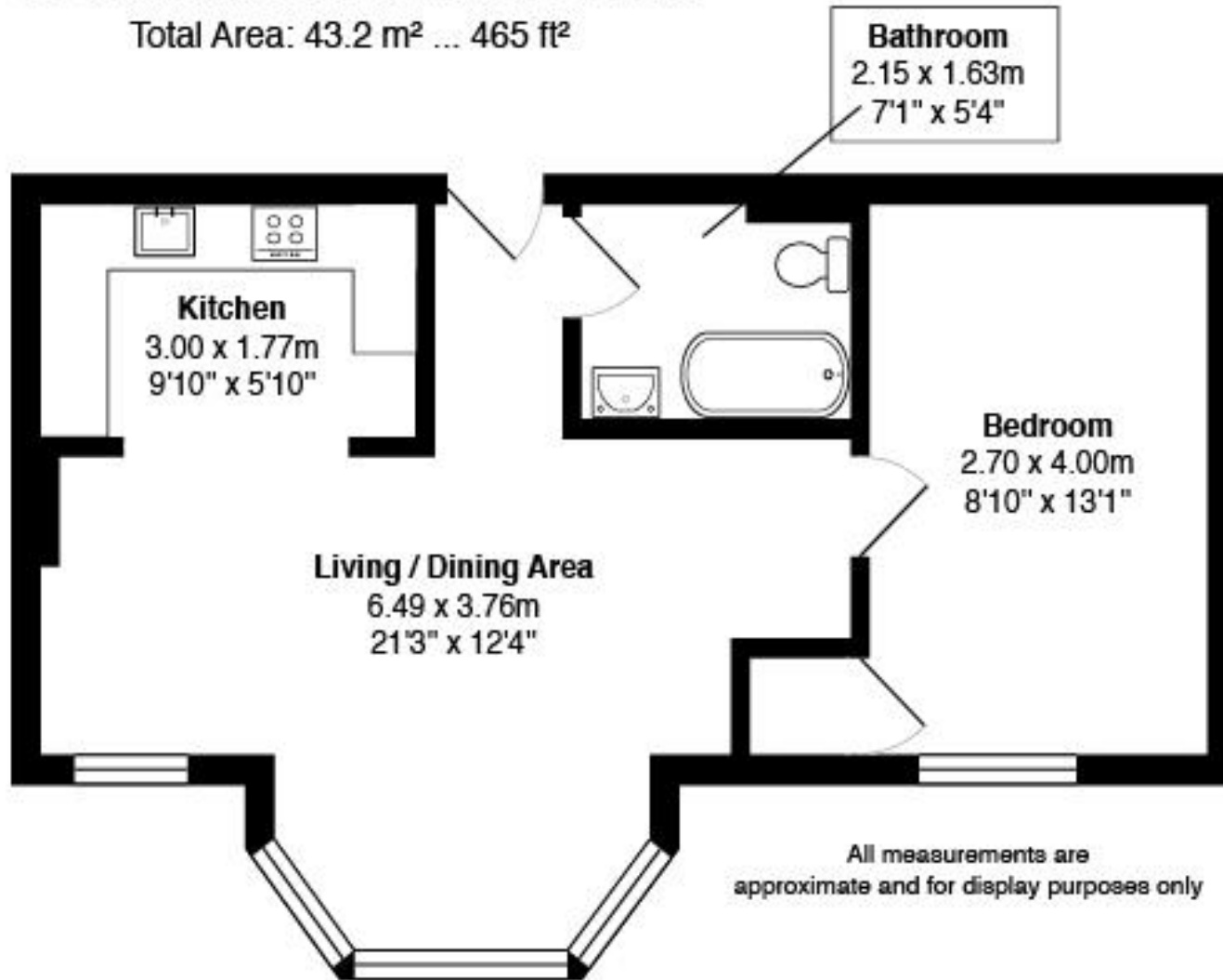


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



33 Glamorgan Road, Hampton Wick

Total Area: 43.2 m² ... 465 ft²



Viewing strictly by
appointment via
Estate and Agent

CONTACT

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