



## Park Road, Hampton Wick, KT1

A two-bedroom, two reception room, first floor apartment overlooking Royal Bushy Park.

ESTATE & AGENT

— Tailored, local and personal —



## Ingram House, Park Road, Hampton Wick, KT1 £518,888 Leasehold with a Share of Freehold

An immaculately presented two-bedroom, two reception room first floor apartment in an art-deco block, overlooking Royal Bushy Park is offered to the market. Ingram House of Park Road, Hampton Wick is ideally situated close to Kingston upon Thames & Teddington, with easy access to local shops, amenities and transport links.

The well-presented accommodation briefly comprises: secure communal entrance, stairs and lift to first floor, private entrance hallway/dining room with two storage cupboards, attractive parquet flooring, a spacious living room with bay window, feature fireplace with gas fire, parquet flooring and door leading to a private balcony overlooking Royal Paddocks Allotments and Royal Bushy Park. There are two good sized double bedrooms with built in wardrobes and a well-appointed bathroom/w.c. with a white three-piece suite and Fired Earth tiles, and finally an attractive fitted kitchen with oak wall and base units with complementing work tops, integrated appliances and plumbing for a washing machine.

The property benefits from replacement double glazing and communal central heating and hot water and a share of freehold with a long lease (Starting from 1 January 2022 to 31 December 3021).

Externally Ingram House sits in communal gardens and this property benefits from a substantial single garage located to the rear of the property in a separate block. Resident's on-street parking is available.

Park Road is conveniently located close to Hampton Wick High Street with a variety of local shops and amenities as well as Hampton Wick Station with services to London Waterloo in approximately 30 – 35 minutes.


The vendor has advised us that the service charge is £3378.48 per annum and a sinking fund of £1,120 per annum. Viewing comes highly recommend. EPC: D, Richmond Council Tax Band: D.



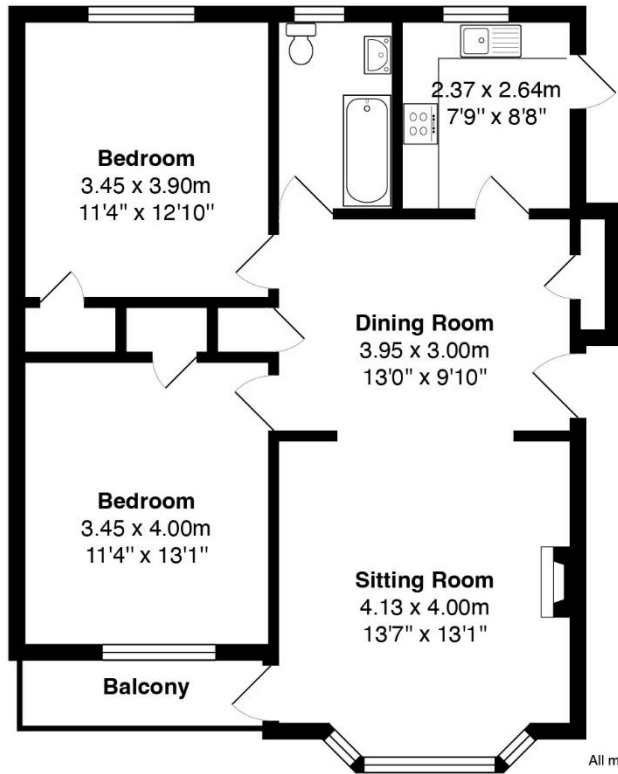


- Two double bedrooms
- Two receptions rooms
- Private balcony
- Parquet flooring
- Double glazing
- Communal central heating and hot water
- Substantial single garage
- Lift access
- Moments from Royal Bushy Park
- Walking distance to Kingston
- Share of Freehold

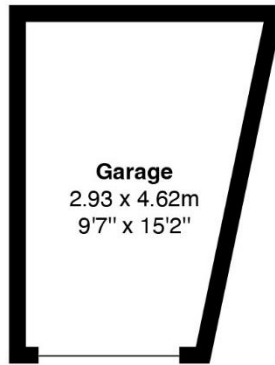


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	





**Ingram House, Hampton Wick**  
 Total Area: 74.9 m<sup>2</sup> ... 807 ft<sup>2</sup> (excluding garage)



All measurements are approximate and for display purposes only

Viewing strictly by  
 appointment via  
 Estate and Agent

**CONTACT**

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