



## Lower Teddington Road, Hampton Wick, KT1

A well-presented one bedroom, recently refurbished and redecorated first floor apartment.

ESTATE & AGENT

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## Link House, Lower Teddington Road, Hampton Wick, KT1

### £360,000 - Leasehold

We are delighted to offer to the market this well-presented one bedroom, recently refurbished and redecorated first floor apartment on Lower Teddington Road in Hampton Wick, benefitting from access to communal off-street resident's car park and communal garden.

The accommodation briefly comprises: secure communal entrance, stairs to first floor, entrance hallway with two storage cupboards, an impressive double aspect reception room with windows to the front and rear elevations providing a comfortable lounge and dining room/study, a re-fitted kitchen with attractive wall and base units and integrated appliances, a double bedroom with built-in cupboard with a replacement gas combi boiler, and a refitted contemporary bathroom with attractive white suite. The flat benefits from gas fired central heating and stylish parquet flooring with underfloor insulation.

Externally, a private resident's car park and communal garden is accessed via a passage from the front of the property leading to the rear.

Lower Teddington Road is conveniently situated in sought after Hampton Wick providing easy access to Hampton Wick Train station with services to London Waterloo in approximately 30-35 minutes, Hampton Wick High Street with a variety of local shops and amenities including a Sainsbury's local and post office. Kingston is also within walking distance offering a variety of shopping and leisure activities including John Lewis, Fenwick's, Marks and Spencer's, Bentall Centre as well as Kingston Riverside. Teddington is also close by. Royal Bushy Park and Home Park are also closely located providing enjoyable outside green spaces.

The vendor has advised that there is approximately 141 years remaining on the lease (189 years from 25th March, 1977) . They have also advised that the service charge is approximately £2,000 per year. Richmond Council Tax Band: C, EPC: C. Viewing comes highly recommended.



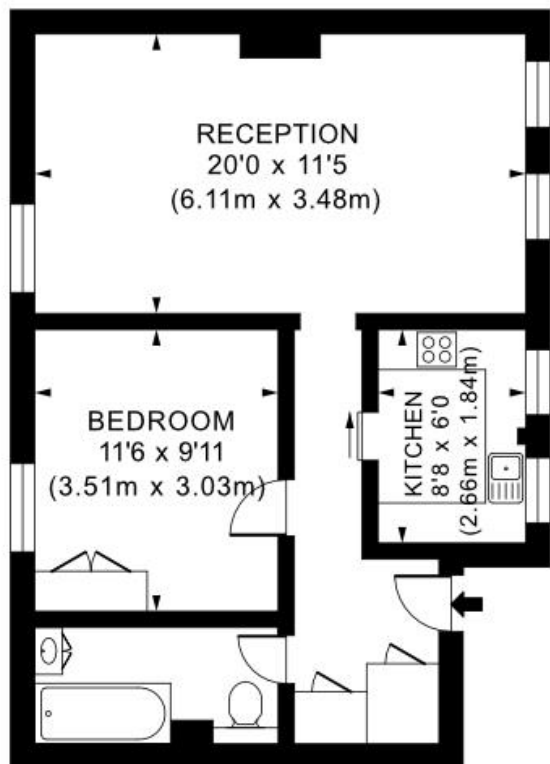
- Attractive parquet flooring
- Recently redecorated and refurbished
- Refitted kitchen with appliances
- Refitted contemporary bathroom
- Dual aspect reception room
- Communal garden
- Resident's off-street parking
- Replacement combi boiler
- Excellent location
- Long lease



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	







## FIRST FLOOR

Lower Teddington Road, KT1

Gross Internal Area 549 sq ft/51sq metres

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Viewing strictly by  
appointment via  
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### CONTACT

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