



Cedars Road, Hampton Wick, KT1

A two bedroom, second floor apartment with loft, garage, garden area and share of freehold.

ESTATE & AGENT

— Tailored, local and personal —

Cedars Road, Hampton Wick, KT1

Offers in Excess Of £500,000 Leasehold with Share of Freehold

We are delighted to offer to the market this substantial two double bedroom, second floor apartment located on a popular residential street. The property is offered with a 996 year lease (approx.) with a share of freehold and benefits from access to an open garden with an allocated area and a privately owned single garage in a separate block.

The well-presented accommodation briefly comprises: communal entrance with stairs to first floor, private entrance with stairs leading to the second-floor landing, a spacious light and airy reception room with attractive wood flooring providing a comfortable living and dining room with an additional bonus space tucked away in the corner providing an ideal workstation/home office. The kitchen comprises of fitted wall and base units with complementing worktops and a pantry/storage cupboard, a modern bathroom/w.c. with a white contemporary suite, bedroom one with ample space for a double bed and built-in wardrobes, bedroom two with plenty of space for a double bed and benefiting from built-in wardrobes. The landing area has a storage cupboard and loft access. The vendor has informed us that the loft is owned by this property, it is part boarded and provides useful storage space. The property benefits from gas fired central heating double glazing.

Externally to the rear of the property there is a south/southeast facing open garden, shared amongst residents - the vendor has informed us there is a dedicated section allocated for use by this apartment, providing an area you can enjoy and make your own. There is a single garage in a separate block accessed via a shared side lane, the vendor has informed us that the roof of the garage was replaced in 2021.

Cedars Road is ideally located a stone's throw away from Royal Bushy Park and walking distance to Hampton Wick High Street and train station with train services to London Waterloo in just over half an hour. Kingston and Teddington are close by with a variety of restaurants, shops, bars and amenities on hand. Viewing comes highly recommended.



- Leasehold with a share of freehold (996 years approx. remaining on lease)
- Loft space (owned by this property)
- Allocated area in open/shared garden
- Single garage
- Two double bedrooms
- 80.5 sqm / 867 sq ft (excluding garage and loft)
- Light and bright with great storage
- Contemporary bathroom
- Located moments from Bushy Park
- Walking distance to Kingston and Hampton Wick



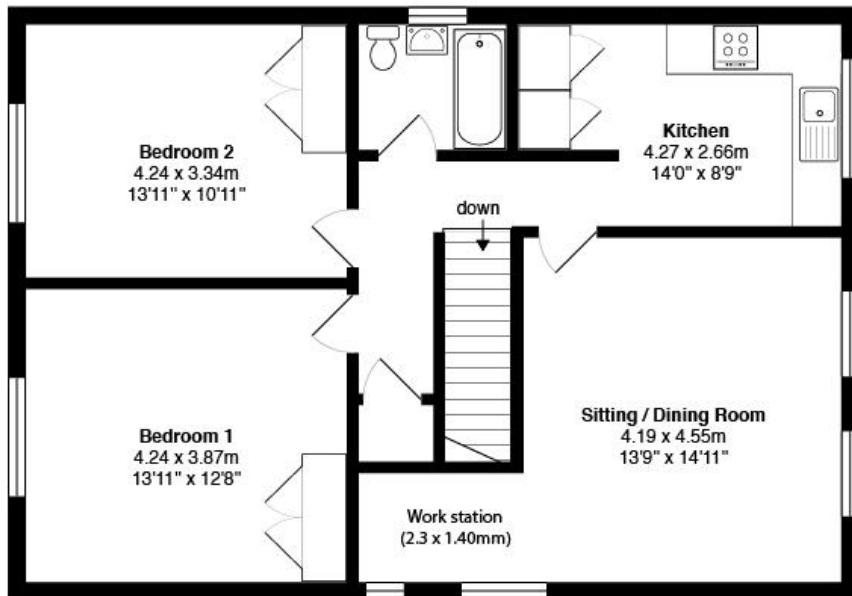
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



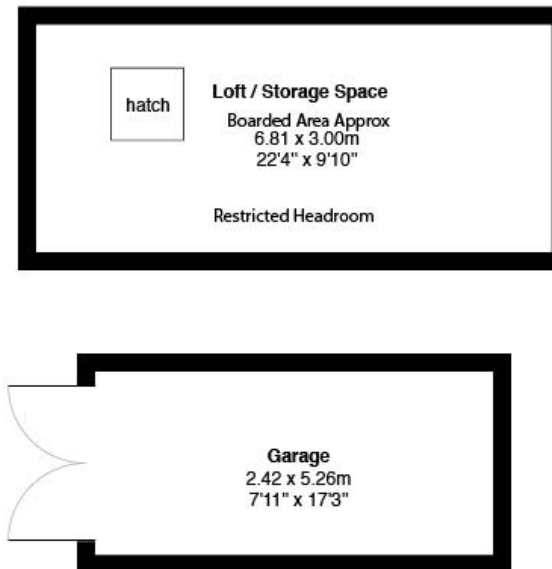
Viewing strictly by
appointment via
Estate and Agent

Cedars, Hampton Wick

Total Area: 80.5 m² ... 867 ft² (excluding garage and loft)



All measurements are approximate and for display purposes only



CONTACT

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