



Woffington Close, Hampton Wick, KT1

A well-presented and spacious one bedroom second floor apartment in Hampton Wick.

ESTATE & AGENT

— Tailored, local and personal —

Woffington Close, Hampton Wick, KT1

Guide Price £315,000 Leasehold

A well-presented and spacious one bedroom second floor apartment is offered to the market for sale.

The accommodation briefly comprises; communal entrance, stairs to first floor, private entrance hallway, a good sized double bedroom with attractive wood flooring and mirrored fitted wardrobes, an inviting reception room with a large window overlooking the communal gardens, a kitchen with contemporary fitted wall and base units with complementing work surfaces and breakfast bar, and finally a stylish shower room/wc with a white suite, heated towel rail, walk-in shower, and pleasant tiling.

The property benefits from double glazing and gas fired central heating. Externally there is residents' parking and communal garden. Woffington Close is conveniently located within walking distance of Hampton Wick High Street and Hampton Wick station with train services to London Waterloo in just over half an hour.

There are a variety of local shops and amenities in nearby Kingston and Teddington and it is also close to open green spaces with both Home Park and Bushy Park moments away.

The vendor has advised that the property is leasehold with approximately 85 years remaining on the lease with a service charge of approximately £90 per month.

Viewing comes highly recommended.



- Spacious flat, approximately 50 sq.m
- Off street parking
- Communal gardens
- Well presented
- Fitted kitchen
- Contemporary bathroom
- Close to train station
- Close to local amenities and shops
- Walking distance to Kingston Upon Thames

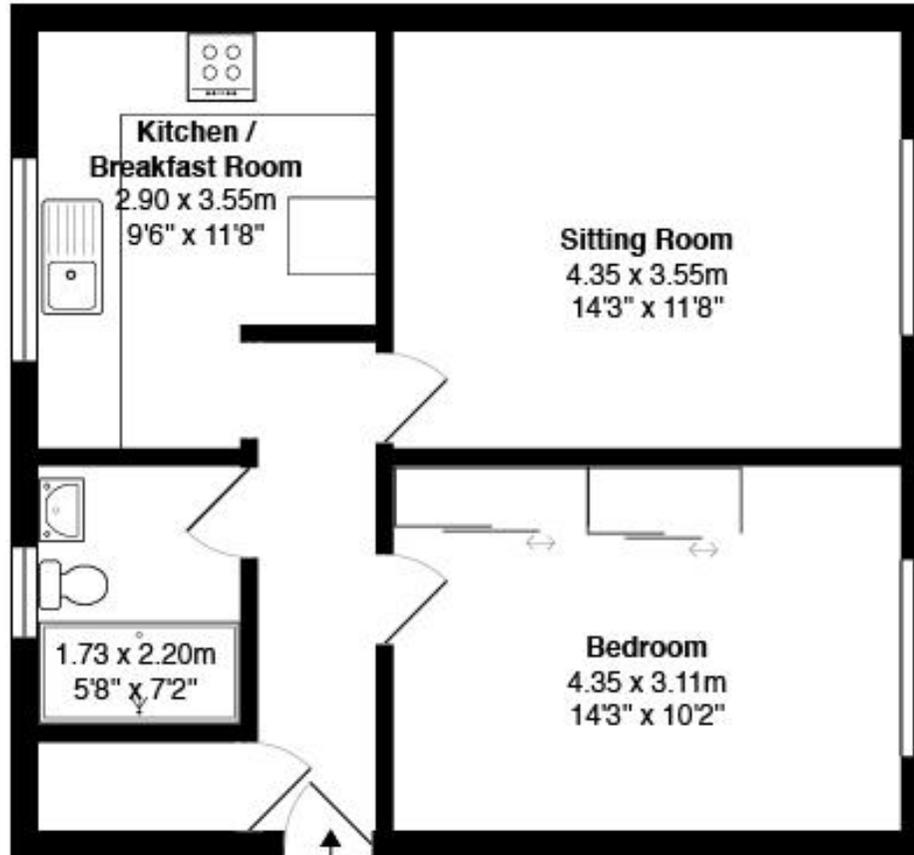


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Total Area: 50.5 m² ... 544 ft²



All measurements are approximate and for display purposes only

Viewing strictly by
appointment via
Estate and Agent

CONTACT

Estate and Agent
Hampton Wick
Kingston Upon Thames
KT1 4AY

david@estateandagent.com

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

0208 914 7884

www.estateandagent.com

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