

**Cedars Road  
Kingston Upon Thames  
KT1 4BG**

£450,000

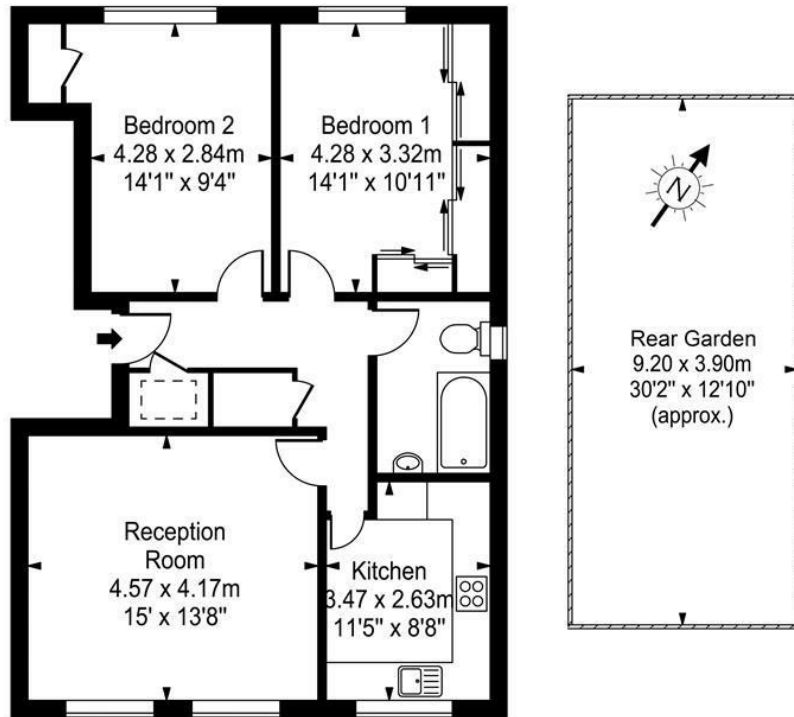
**ChaseBuchanan**



# Cedars Road

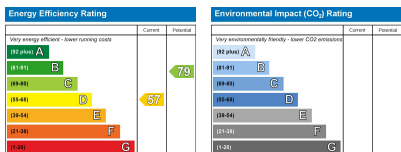
Approx. Gross Internal Area  
72 Sq M - 776 Sq Ft

**ChaseBuchanan**



First Floor

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.  
Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)



Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.

- Viewings accompanied by Chase Buchanan
- Two large double bedrooms
- Garden / Pets allowed
- Short walk to Hampton Wick Station
- Rental Yield Approx. 4.2%
- First floor flat
- Well presented throughout
- Close to Bushy Park
- Fully refurbished by the current owners
- Council Tax band D

This first floor, two double bedroom flat has been lovingly refurbished by the current owners, offering excellent proportions throughout and located on one of Hampton Wicks much sought after roads.

The reception room is spacious with plenty of natural light and peaceful views over the south facing rear gardens. The good-sized modern kitchen has a range of kitchen cabinets and integrated appliances including a Siemens dishwasher, space for a washing machine, Bosch fridge/freezer and a Neff electric oven incorporating an induction hob finished by elegant Quartz worktops.

The apartment also benefits from two storage cupboards off the hallway and is fully double glazed throughout. There are also two large double bedrooms, the master bedroom features floor to ceiling fitted wardrobes, running across the whole length of the room offering excellent storage.

Both bedrooms are served by a contemporary bathroom and has stylish floor to ceiling grey tiles, shower over the bath, vanity sink and one heated towel rail.

This property owns an allocated plot within the South facing rear garden but it is currently used as a shared space with the other two owners.

Cedars Road is a quiet residential road surrounded by excellent schools and situated within 300 metres from Bushy Park, whilst Hampton Wick station and Kingston town centre are just a short walk away.

Years remaining on lease: 92 years remaining (potential to negotiate to buy into the freehold)

Ground rent review period: TBC

Service charge amount: no set amount, cost is shared by all three flats – adhoc

(All details concerning the terms of the lease and outgoings are subject to verification).

For more information or to book a viewing, please contact:

020 8977 1166

**ChaseBuchanan**

43 High Street, Teddington, TW11 8HB