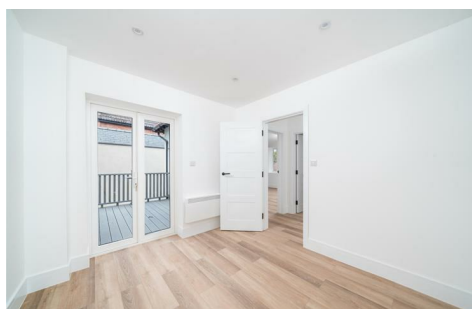


1 Hampton Court Road, KT1 4AE

£2,550 PCM



This newly built, previously unoccupied 2-bed flat situated just by Hampton Court park offers a fresh and inviting atmosphere. Perfect for those seeking to relax by nature with easy access into Kingston town centre and Central London.

Spanning an impressive 635 square feet, this flat features an open plan kitchen that seamlessly connects to the reception area, creating a spacious environment ideal for both relaxation and entertaining.

The property boasts two naturally bright bedrooms with views of Hampton Court park. The master bedroom includes an en-suite bathroom and the second bedroom includes a large balcony to enjoy the fresh air. Additionally, there is a second bathroom in the hallway.

Situated moments from Kingston town centre, residents will enjoy easy access to riverside walks, independent shops, a wide choice of restaurants and bars, as well as excellent transport links for commuting to London and beyond. Both Hampton Wick and Kingston station are within walking distance (10-12 minutes) and the train journey to London Waterloo is just about 30 minutes.

This flat is an exceptional opportunity for those looking to embrace a vibrant lifestyle in a historic setting. Don't miss the chance to make this lovely property your new home.

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC
		