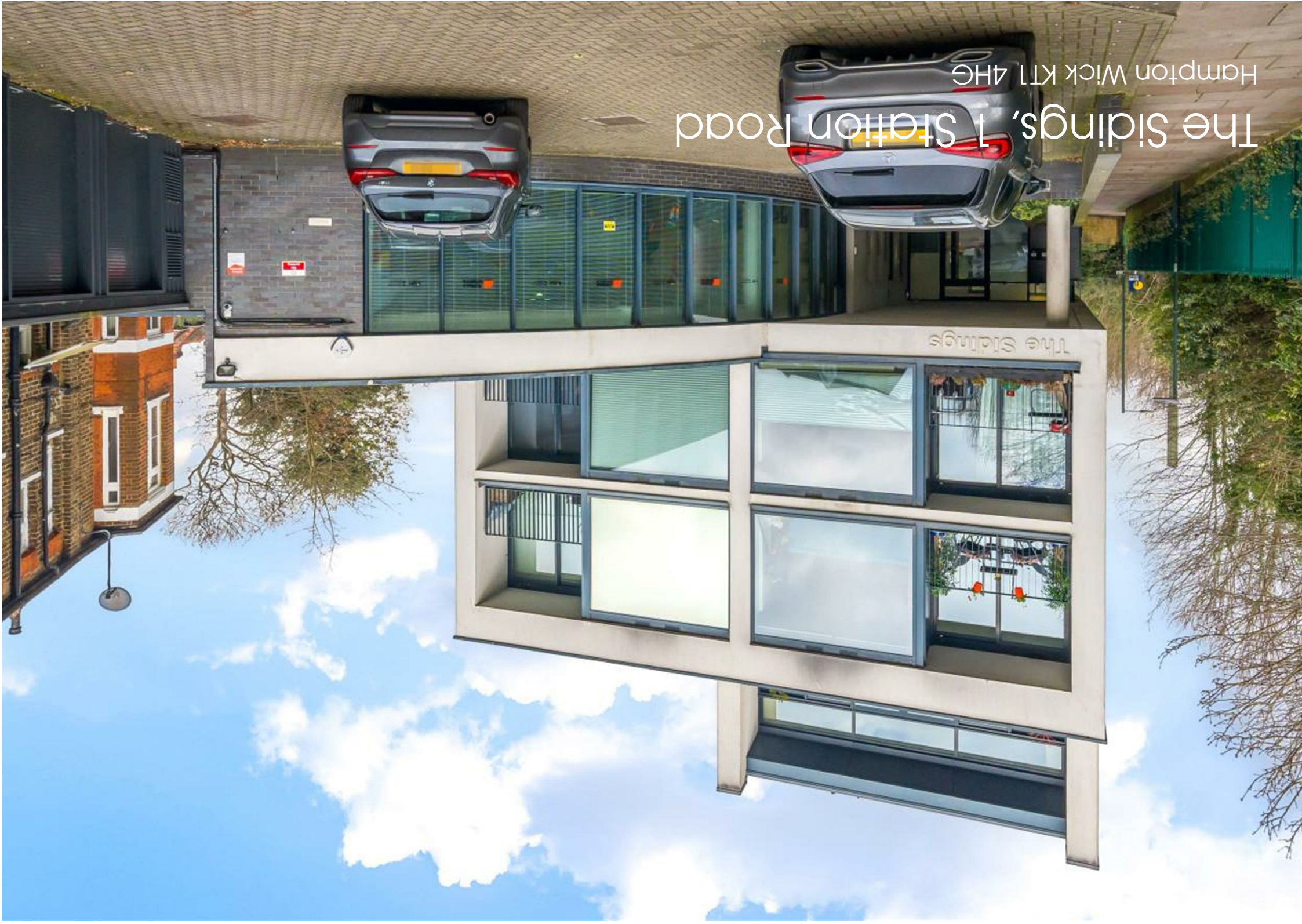
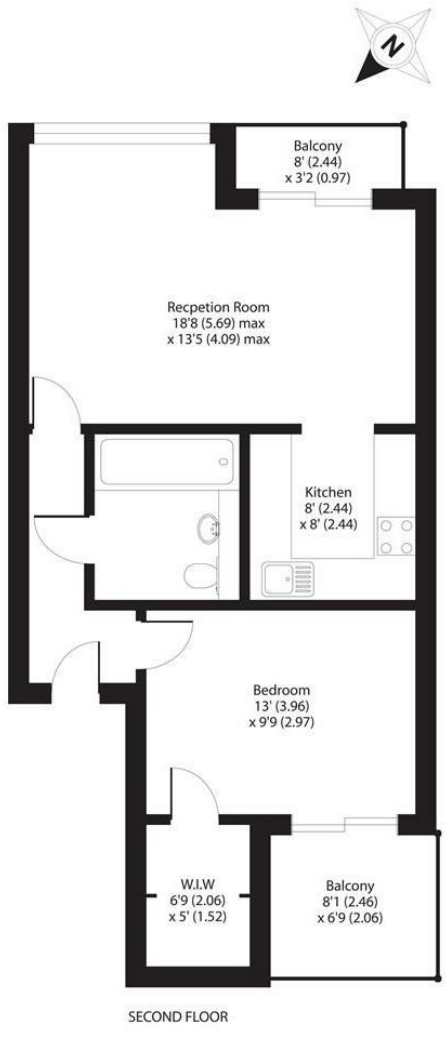
The Sidings, 1 Station Road

Hampton Wick KT1 4HG



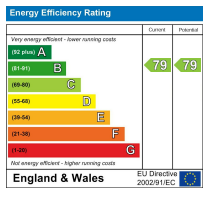
APPROX. GROSS INTERNAL FLOOR AREA 573 SQ FT 53.2 SQ METRES

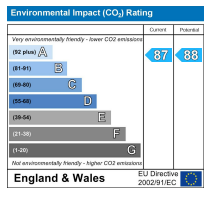


SECOND FLOOR

gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444





Important Information

All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

The Property Ombudsman
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Guide Price £390,000

- One Double Bedroom
- Modern 2nd Floor Apartment
- Close to Transport and River
- Energy Efficient
- Two Balconies

- EPC -C
- 115 Years remain on lease
- Service Charge £580 per quarter
- Ground Rent £250 per annum

* Tenure: Leasehold

* Local Authority: Richmond upon Thames

Description

The Sidings is an exclusive landmark development and this stunning one bedroom 2nd floor apartment is finished to an exceptional standard and has fantastic 'Eco credentials' such as its own solar panel. The property benefits from open plan living space incorporating a large reception/dining room with balcony. The living room area with floor to ceiling windows is south-east facing and therefore bright and in full light all morning and into the afternoon. The fully fitted kitchen, with integrated appliances including full-size dishwasher is opened up to the reception room making a wonderful entertaining space. There is also a beautifully designed limestone bathroom with de-misting mirror and a spacious double bedroom with storage and a further private balcony, an afternoon sun-trap. The property is presented in excellent condition throughout, is situated conveniently for transport, amenities, close to 3 royal parks and the River Thames, and would make a great first time or investment purchase.

Situation

The Sidings development benefits from all that both village and town-living has to offer. It lies adjacent to Hampton Wick station giving direct access in both directions to London Waterloo and is moments away from the High Street, Bushy Park, Home Park and a 5 minute walk from Kingston Town Centre with its extensive range of shops, weekly food market, bars and restaurants and the River Thames.