

## High Street Hampton Hill



**£1,600 Per Month**

- Victorian apartment
- Two double bedrooms
- Close to Fulwell station
- Close to local amenities
- Offered unfurnished
- First-floor
- High street location
- West facing private rear garden
- Moments to Royal Bushy Park
- Available August

**TIFFIN ESTATE AGENTS LTD**

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A first-floor Victorian conversation apartment with two double bedrooms and access to a west facing private rear garden. The gates of Royal Bushy Park, shops, cafés, bars, restaurants, and amenities of the High Street are all close by. Hampton open air swimming pool, local bus services, and Fulwell railway station are all nearby.

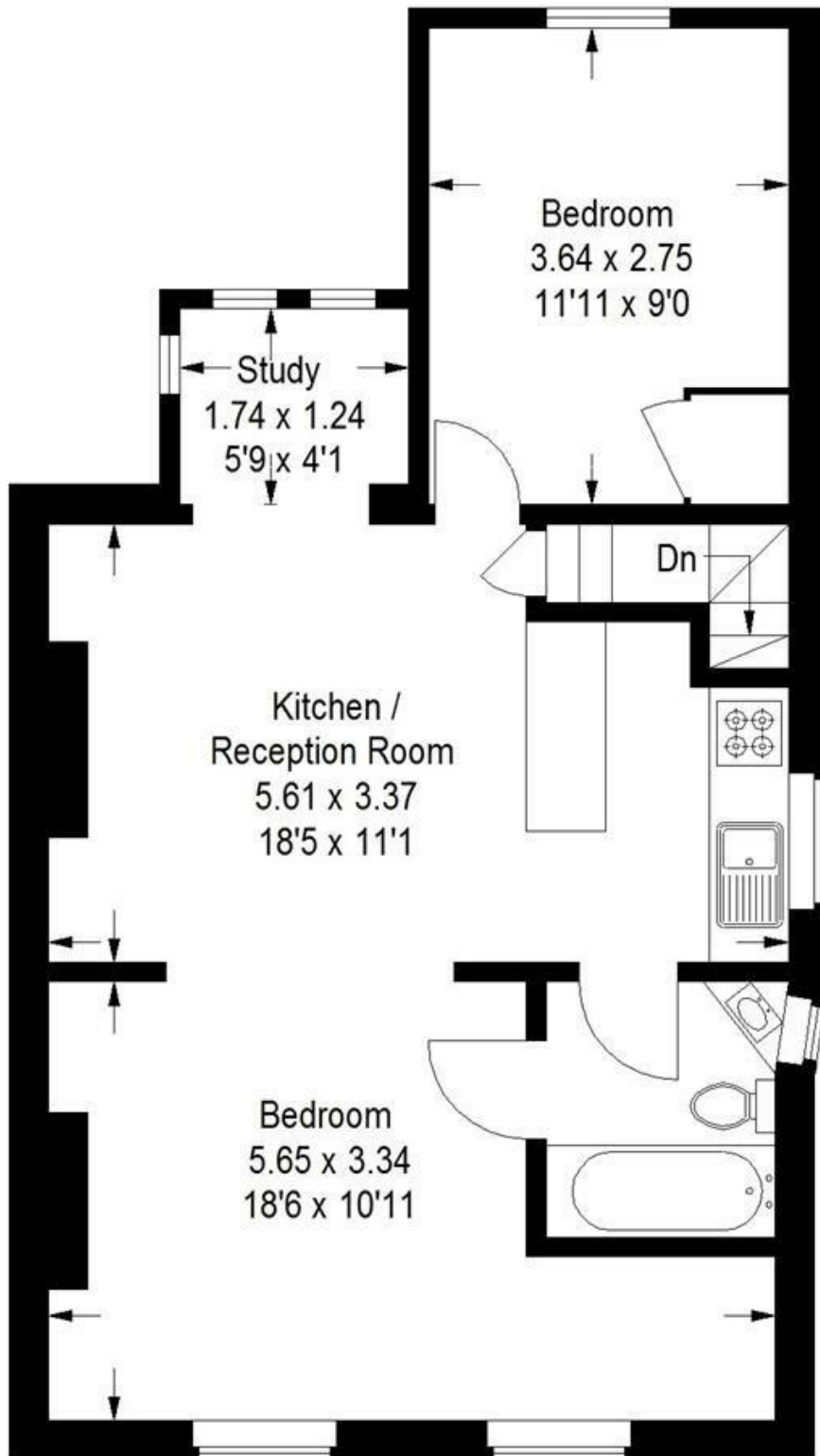
A private side entrance and stairs lead to the first floor. There is an open plan kitchen and sitting reception room with an additional study area overlooking the rear garden. The kitchen has an electric hob and built-in oven, stainless steel extractor, washing machine and fridge. There are two double bedrooms. The bathroom has a shower over the bath, wash hand basin and W.C. Additional features include high ceilings, ample storage, and sash windows.

Outside there is a front garden with a wall and a range of shrubs. Secure pedestrian side access leads to the private west facing rear garden.

The council tax is band E with Richmond Borough Council.

The property is offered unfurnished and available immediately.

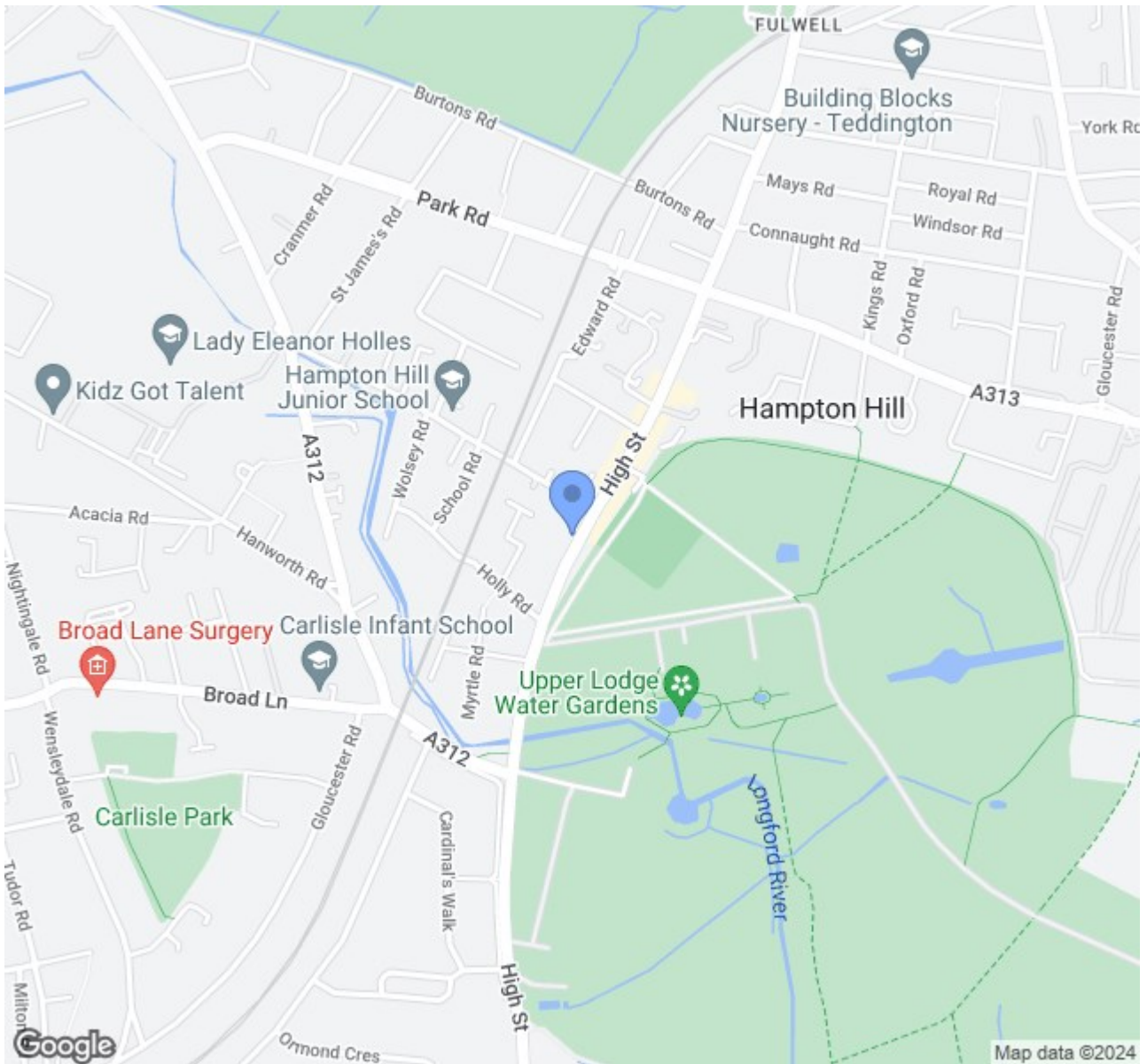




**First Floor**

**560 sq ft / 52.0 sq m**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1001903)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

\*\*All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details, including services, are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them\*\*