



1 bed apartment to buy in KT1

Vicarage Road, Hampton Wick, Kingston upon Thames, KT1 4EB

£320,000 Starting Bid

 x1  x1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 1 Bed Apartment
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A well-presented lower ground floor one bedroom garden flat with its own private entrance and private courtyard garden, situated in a quiet residential side road just moments to Bushy Park (abt. 150 mts) and short walk to Hampton Wick High Street and mainline Station (abt. 300 mts). Anticipated vacant possession 1st Dec 2026.

Forming part of an attractive modern property (built c. 2012) cleverly constructed to match the street scene and period architecture of the adjoining houses. With the benefit of its own private side entrance & gate, a pathway and steps lead down to the rear courtyard where you will find the front door of the flat. The entrance hallway leads to all rooms. Immediately off to the right, you will find a 'light and airy' 31ft open-plan kitchen / dining / sitting room with double doors opening to the private courtyard garden. A stylish kitchen with Quartz worktops is well fitted with plenty of storage and comes with integrated appliances. The double bedroom has bespoke fitted wardrobes and twin-opening doors to a lightwell / fire escape. Next door there is an inner lobby/utility cupboard with space/plumbing for washing machine, and this leads to a modern fitted bathroom with travertine tiling.

Paved private courtyard. Enjoys excellent privacy with space for table & chairs and barbecue. There is also a useful timber tool/bike shed and retainer wall for planting.

Tenure: The lease is held on a 999 year term from 2012 (985 years remaining) with peppercorn £0 ground rent

Service charge: Budget for the period 01/01/2026 – 31/12/2026 (£1,050. which includes buildings insurance of £420.)

EPC C. Council Tax Band C. Please note, photographs are the sellers from 2024, pre current tenancy.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 985

Annual Service Charge Amount: £1,050.00

Price: Starting Bid £320,000

Property Type: Apartment

Year built: 2012

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: Yes

Heating: Gas

Electric: National Grid

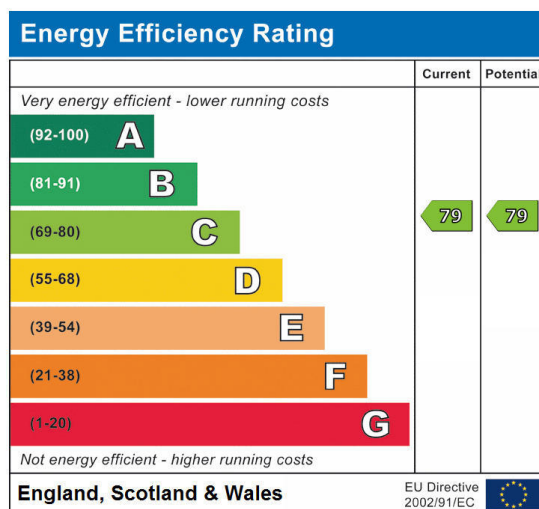
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)



Vicarage Road, Hampton Wick, Kingston upon Thames, KT1 4EB

Contact your local branch today for more information on this property:

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