

## Holly Road Hampton Hill



**£1,895 Per Month**

- Victorian ground floor conversion
- Spacious reception room
- Modern fitted bathroom
- Useful basement room
- Available early August
- Two double bedrooms
- Modern kitchen dining room
- South facing courtyard garden
- Wood flooring throughout
- Offered fully furnished

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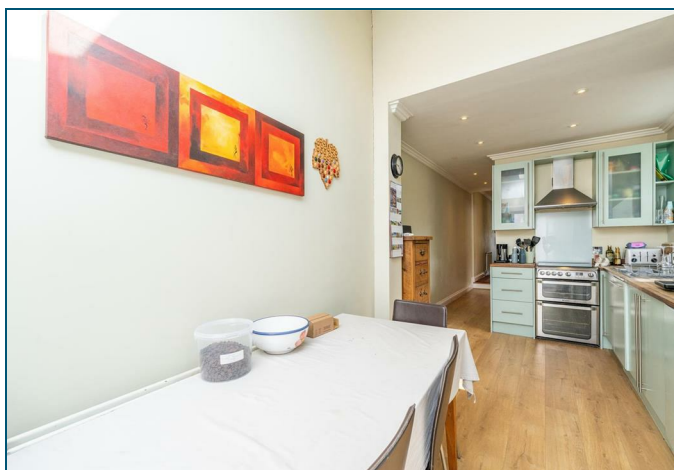
A stunning two double bedroom Victorian conversion apartment with direct access to a South facing courtyard garden. The property is located moments from the amenities of Hampton Hill High Street and the gates of Royal Bushy Park. Sought-after local schools, bus services, Fulwell railway station, and Hampton open air swimming pool, are all close by.

A private entrance opens directly into the spacious front aspect reception room with wood flooring. There is a wonderful kitchen dining room with access to the courtyard garden. The kitchen has a range of modern fitted units with integrated appliances which include washing machine and dishwasher. There is a free-standing stainless-steel gas oven and hob, and two free standing fridge freezers. There are two good-sized double bedrooms and a modern fitted family bathroom with separate shower cubicle. The apartment also benefits from a useable basement room / home office with heat and power. Throughout there is a feeling of light, spacious and well-presented accommodation and additional features include double-glazing and gas central heating.

Outside there is a front garden and a courtyard rear garden with side/rear access and where a neighbouring property has right of way / pedestrian access.

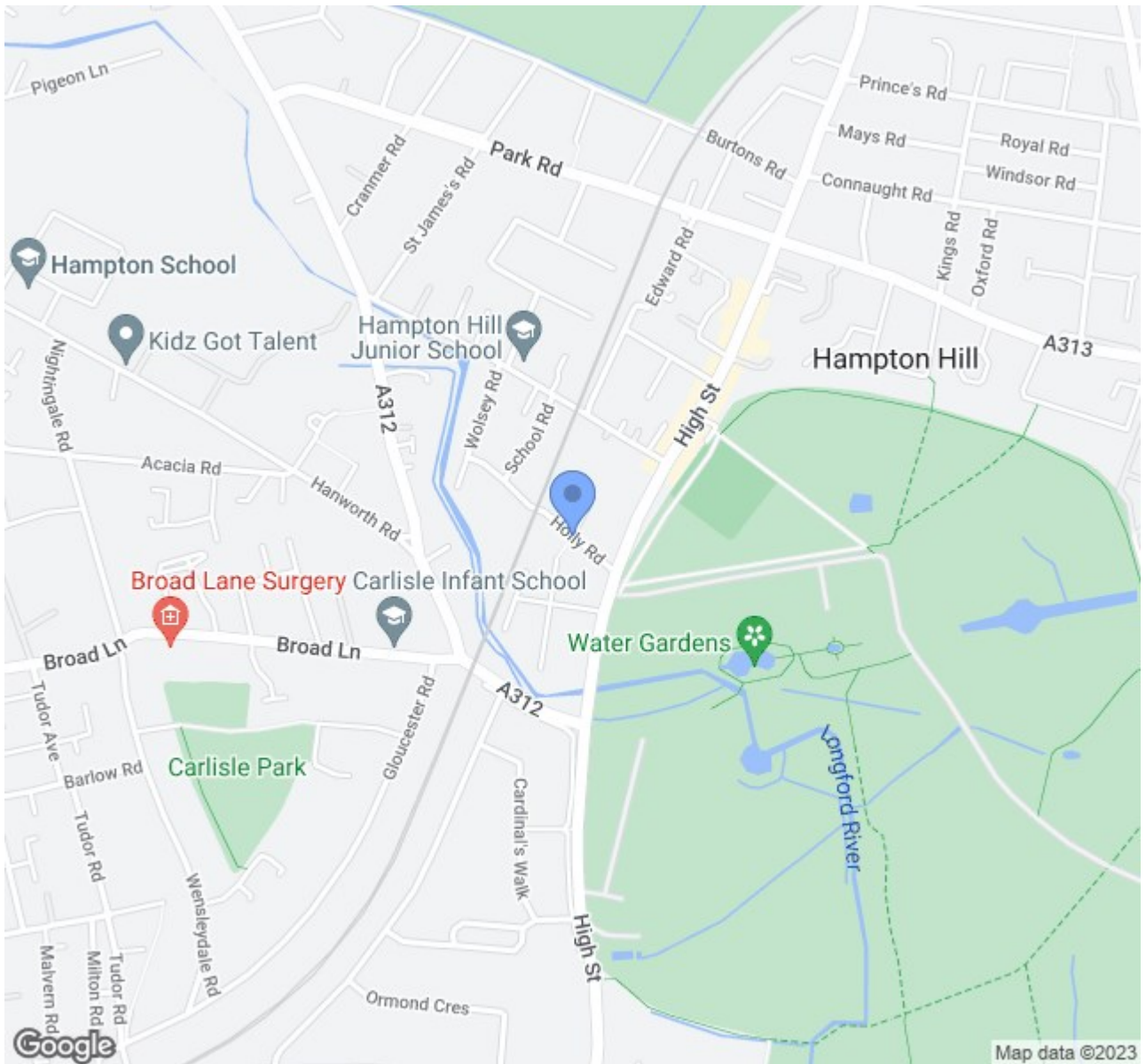
The council tax band is D with Richmond Borough Council.

Available early August. Offered fully furnished.









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			
<b>England &amp; Wales</b>		62	69
	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\*\*