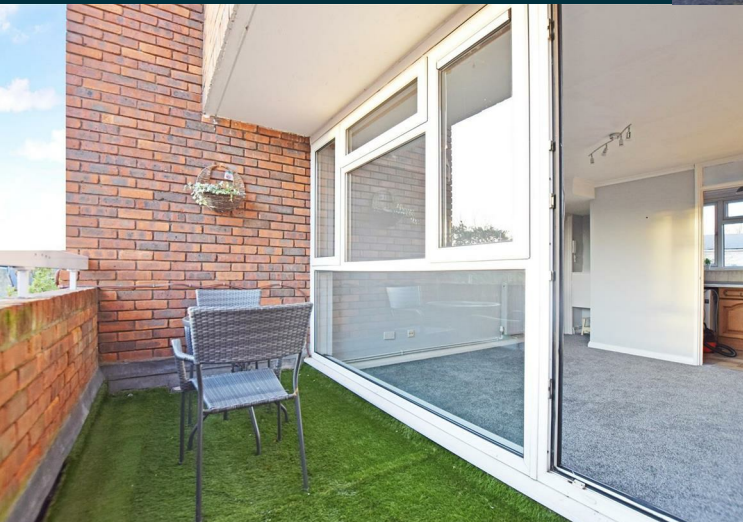


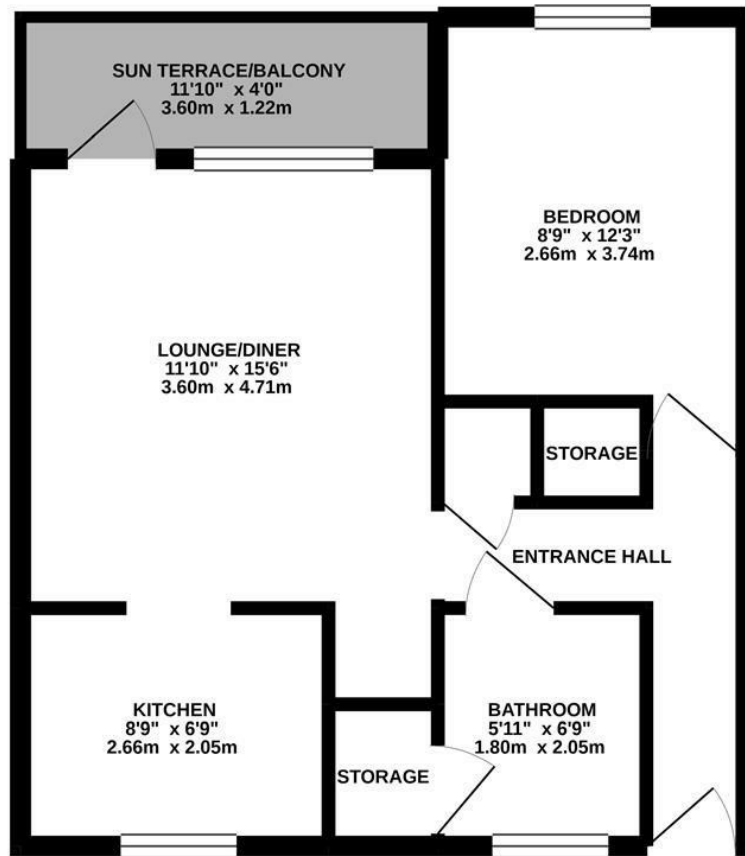
**Station Road  
Hampton  
TW12 2BN**

**£260,000**

**ChaseBuchanan**



GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 435 sq.ft. (40.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Desired
Very energy efficient - lower running costs 92-100% A		
81-91% B		
69-80% C		
55-68% D		
39-54% E		
21-38% F		
1-20% G		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Desired
Very environmentally friendly - lower CO <sub>2</sub> emissions 92-100% A		
81-91% B		
69-80% C		
55-68% D		
39-54% E		
21-38% F		
1-20% G		

- Viewings accompanied by Chase Buchanan
- Hampton Village location
- No onward chain
- One double bedroom
- Private balcony
- Close to Hampton station

This is a great first time buy or investment purchase located in Station Road just off the banks off the River Thames and within the heart of Hampton Village.

The property has been recently decorated throughout and has one double bedroom, bathroom, kitchen and south facing living room with private balcony. There is also parking at the rear of the building and security entry phone system. Hampton Village offers an array of boutique shops, cafes and a Waitrose food store. Transport links are good, with regular trains into London Waterloo, easy access to the M3 and M25 motorways and regular buses into both Richmond and Kingston town centres.

For more information or to book a viewing, please contact:

020 8941 7576

**ChaseBuchanan**

101 High Street, Hampton Hill, TW12 1NJ

Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.