

# Milton Road, Hampton

## Monthly Rental Of £1,300

1 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



### Summary:

Ivy Gate are proud to present to the market this charming ground floor one bedroom Victorian conversion maisonette located on a popular residential road in Hampton village and within a short walk to Hampton train station. Accessed from the side of the building, once inside, the property benefits from having a spacious lounge with an original fireplace, large double bedroom with bay windows to the front, modern kitchen and a three piece bathroom with a shower over bath. Close by there are many boutique shops, restaurants and Cafes, a Waitrose food store, Hampton open air pool and Kingston town centre, which offers great shopping and nightlife. Locally there are excellent transport links, with Hampton train station offering direct access into London Waterloo. There is also easy access to the M3 and M25 motorways.

**One Bedroom Flat**

**Period Conversion**

**Ground Floor**

**Use of Garden**

**Modern Kitchen**

**Free On-Street Parking**

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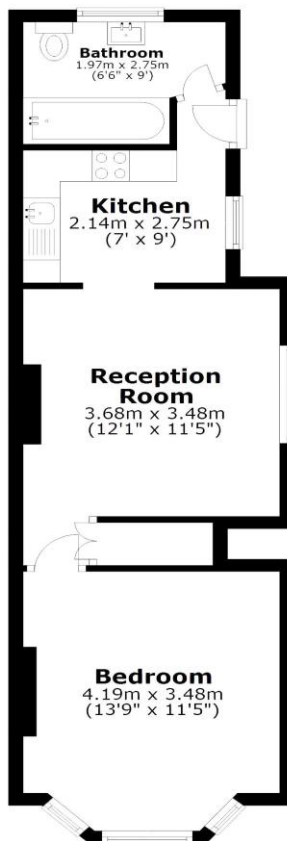
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### Ground Floor

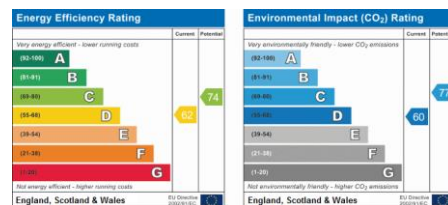


Total area: approx. 40.6 sq. metres (437.1 sq. feet)

Tenure:

Council Tax: C

Local Authority: London Borough of Richmond upon Thames



#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.