



A wonderful apartment with magical views.

Lower Teddington Road Kingston upon Thames KT1

Share of Freehold

savills

3 reception rooms • kitchen • 3 bedrooms • 3
bathrooms • balcony with river views • off-street
parking • communal gardens

Local information

Perched on a particularly scenic stretch of the River Thames Thameside Place is enviably situated, within just a few hundred meters of the charming shops and village atmosphere of Hampton Wick, where there is also a mainline train station - with a direct service into London Waterloo. Whilst marginally further afield and just the other side of Kingston Bridge one can find the comprehensive network of social, recreational and shopping facilities that Kingston has to offer, including a great selection of riverside restaurants and a John Lewis department store.

Local schools enjoy an excellent reputation and are considered amongst the best in the country.

In addition to this beautiful stretch of river the wonderful deer inhabited spaces of nearby Bushy Park (and the grounds of the world renowned Hampton Court Palace) provide an ideal retreat from the hubbub of daily life.

About this property

This picturesque Victorian manor house was wonderfully redeveloped and extended by the award winning and much acclaimed Beechcroft Developments in 2004, to create a bespoke selection of gated apartments and cottages that are set within stunning riverside gardens of approximately three quarters of an acre.

Arranged over the first and

second floor the apartment offers beautifully proportioned and well configured accommodation that is naturally light and tastefully presented. The striking open plan reception area opens directly onto a generous private terrace that is ideal for informal / alfresco dining and affords magical river views. The ceiling heights are excellent but particularly to the reception area where there is a real feeling of volume and light.

The apartment is offered for sale with a share of the freehold, a secure allocated parking space (plus a communal visitors parking bay) and no onward chain.

Please note that there is a covenant excluding any permanent resident under the age of 16 years.

Tenure

Share of Freehold

Local Authority

London Borough of Kingston upon Thames

EPC rating = C

Viewing

Strictly by appointment with Savills







savills

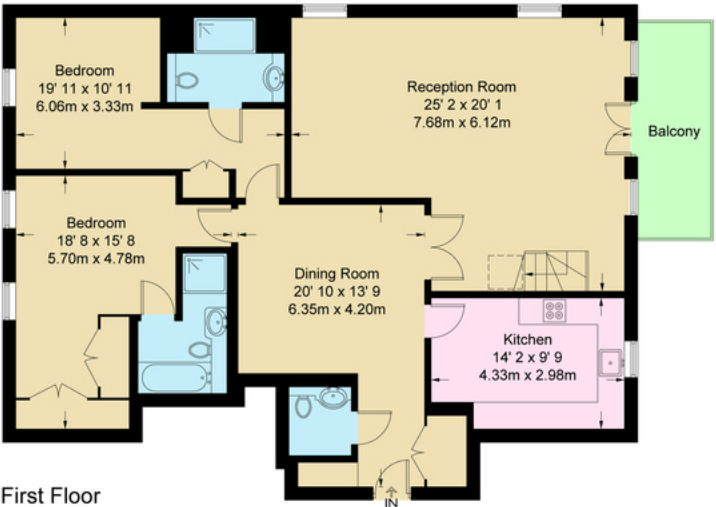
savills.co.uk

Thameside Place

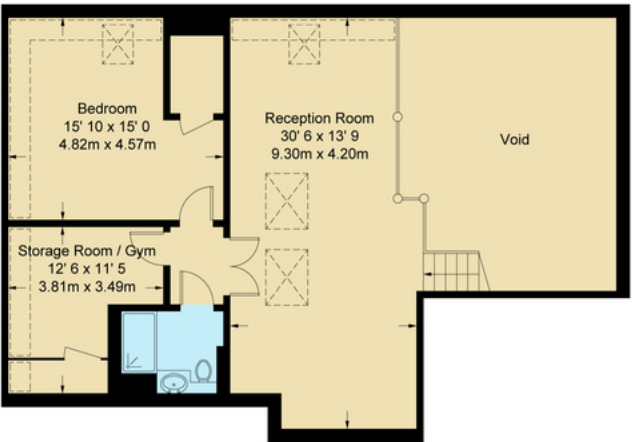
Approximate Gross Internal Area = 2243 sq ft / 208.4 sq m
(Including Reduced Headroom / Excluding Void)



= Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91028060 Job ID: 135279 User initials: SH- Thameside 10

