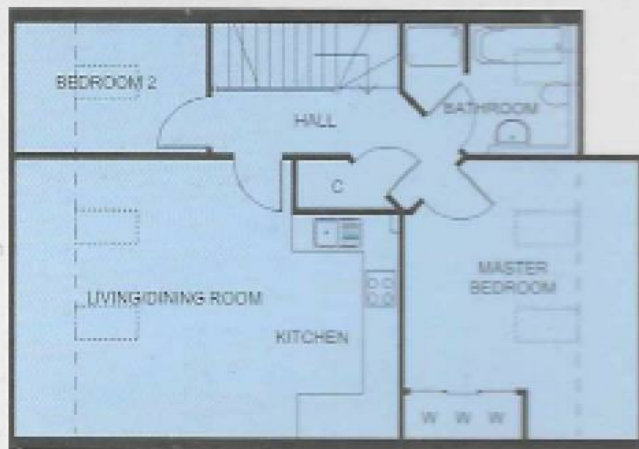


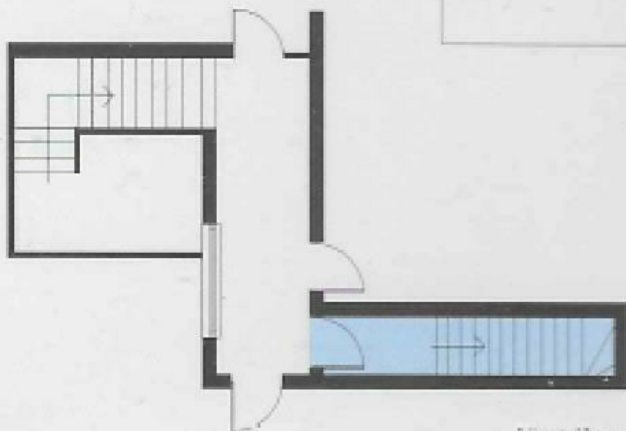


**RAWLINSON  
&WEBBER.**

River Bank, East Molesey  
£1,750 PCM Freehold



Second floor



First floor

#### Apartment Four | First and Second Floor

Living / Dining - 4670mm X 4450mm | 15'4" X 14'7"  
 Kitchen Area - 3555mm X 1800mm | 11'8" X 5'11"  
 Master Bedroom - 3960mm X 4450mm | 13'0" X 14'7"  
 Bedroom 2 - 3250mm X 2250mm | 10'8" X 7'4"

----- reduced ceiling height

dashed box - skylight window

## Property Description

A STUNNING TWO BEDROOM APARTMENT IN THE MUCH DESIRABLE HAMPTON COURT VILLAGE. The apartment is light, modern and airy throughout. Consisting of a modern open plan kitchen/lounge, 2 double bedrooms and a bathroom.

This property is perfect for a commuter as the apartment is situated directly opposite Hampton Court Train Station.

SITUATED in a sought-after East Molesey location. Close to the River Thames and within easy access of schools, library, health and fitness clubs and East Molesey Village. Hampton Court Station (TFL ZONE 6) and Bridge Road with its bustling café's, restaurants, boutiques and antique shops is only a short distance away. There is also a nearby bus service connecting with Kingston and Walton upon Thames.

**Features**

- THE OLD BOAT HOUSE • RIVER VIEWS • 2 DOUBLE BEDROOMS • KITCHEN/DINER • LOUNGE • BATHROOM • DOUBLE DOOR SYSTEM • HALLWAY • ZONE 6 DIRECT TO WATERLOO • HAMPTON COURT VILLAGE

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

## Council Tax Band

E

## EPC Rating: