





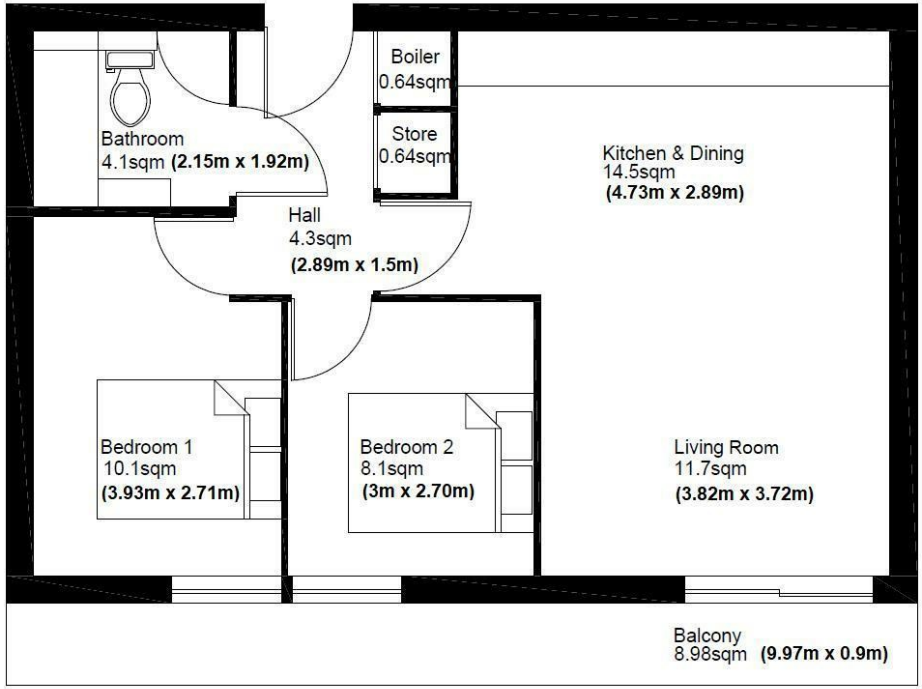




RAWLINSON &WEBBER.

# Aits View, Victoria Avenue

## £1,875 PCM Freehold




Total Internal Area
55.8sqm
**(600 sq. ft)**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

# Property Description

A SUPERB TWO-BEDROOM PENTHOUSE APARTMENT WITH PRIVATE BALCONY & PANORAMIC VIEWS

Rawlinson & Webber are delighted to present this beautifully positioned two-bedroom penthouse apartment, offering bright, spacious accommodation, far-reaching views and a fantastic location within the highly desirable Hurst Park development.

Occupying the third floor of the popular Aits View development, this attractive apartment offers approximately 600 sq. ft. of accommodation, combining comfortable modern living with an elevated outlook across the surrounding leafy landscape.

The heart of the property is the impressive open-plan kitchen, living & dining area, a wonderfully bright & sociable space. The kitchen features an excellent range of fitted cupboards, ample worktop space & integrated cooking appliances, while the spacious living area comfortably accommodates both lounge & dining furniture.

Large glazed doors open onto a magnificent private balcony extending almost 10 metres across the apartment. Offering panoramic views across the surrounding treetops and rooftops, this superb outdoor space provides the perfect setting for morning coffee, evening relaxation or simply enjoying the open outlook.

Both bedrooms are well-proportioned doubles, offering comfortable accommodation and versatility.

The bathroom is particularly practical, featuring both a full-sized bath and separate shower enclosure, complemented by modern fittings.

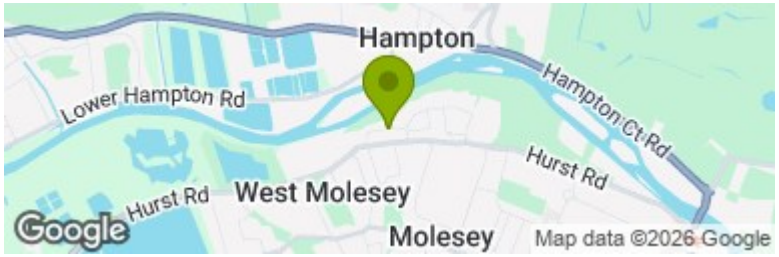
Further benefits include useful hallway storage and double glazing.

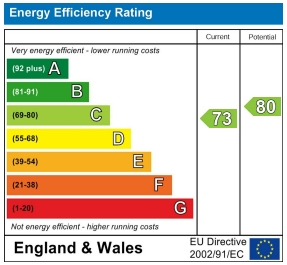
The location is equally appealing. Situated in sought-after Hurst Park, residents can enjoy beautiful riverside walks along the nearby River Thames, with local shops, cafés and everyday amenities within easy reach. Historic Hampton Court Palace, its charming village and railway station with services to London Waterloo are also conveniently accessible.

A fantastic opportunity to enjoy penthouse living in a well-connected riverside neighbourhood. Early viewing is highly recommended.

# Features

- PENTHOUSE APARTMENT (3RD FLOOR)
- 2 DOUBLE BEDROOMS
- 1 BATHROOM
- OPEN PLAN KITCHEN & LOUNGE
- HALLWAY
- PRIVATE BALCONY
- OPERATING LIFT
- ENTRY PHONE SYSTEM
- HURST PARK LOCATION
- EARLY VIEWING HIGHLY RECOMMENDED




## Council Tax Band

D

## EPC Rating:

C

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