



**RAWLINSON
&WEBBER.**

Warwick Gardens, Thames Ditton
Asking Price £405,000
Leasehold - Share of Freehold

RAWLINSON

RAWLINSON & WEBBER



First Floor Flat

Warwick Gardens, Thames Ditton
 Total Area: 68.0 m² ... 732 ft² (excluding garage)
 FOR ILLUSTRATIVE PURPOSES ONLY.



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

Property Description

****NO ONWARD CHAIN****

Rawlinson and Webber are pleased to offer for sale with no onward chain - this fantastic 2 double bedroom first-floor maisonette situated in Thames Ditton's highly sought-after Warwick Gardens. The property is conveniently located just 0.5 miles, a pleasant walk of less than 15 minutes, from both Hampton Court and Thames Ditton train stations. These stations offer easy access to London Waterloo in under 40 minutes, as well as access to surrounding areas. This property is offered for sale in very smart, modernised condition and represents a 'turn key' purchase for the prospective buyer.

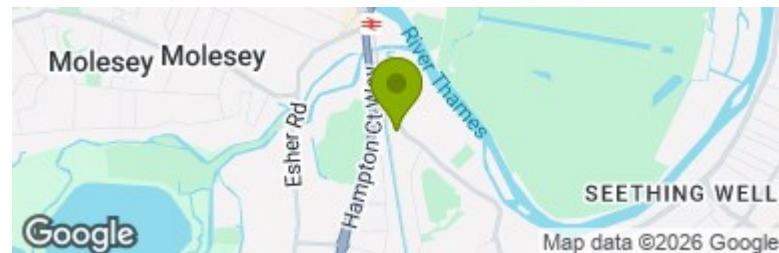
Featuring an expansive layout with a ground-floor entrance hall leading up to the first floor where the main living space is located. The contemporary west-facing kitchen, provides ample storage space and built-in appliances such as an gas hob, extractor fan and a dual oven. Adjacent to the kitchen is a large lounge/dining room. The accommodation also benefits from two double bedrooms and a modern family bathroom.

Externally, the property benefits from it's own garage, a private outdoor storage cupboard, ample unallocated off-street parking and well-maintained communal grounds. Don't miss this opportunity in viewing this charming home and find out more information on the property's long leasehold and low outgoings.

- ****NO ONWARD CHAIN****
- 1ST FLOOR MAISONETTE
- TWO LARGE DOUBLE BEDROOMS
- MODERN KITCHEN & BATHROOM
- IMMACULATELY PRESENTED THROUGHOUT
- GARAGE IN NEARBY BLOCK
- COMMUNAL GARDENS
- BOARDED LOFT FOR STORAGE SPACE
- WALKING DISTANCE TO VILLAGE & STATION

Council Tax Band ^D

EPC Rating: **c**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	78
EU Directive 2002/91/EC			