



Flat 2 Belgravia House 238 Kingston Road Teddington, TW11 9JF

A ground floor flat situated in good residential area close to local shops, amenities and transport links & opposite Langdon Park. The property comprises of one double bedroom, good size bright reception room with open plan kitchen and modern shower room. Benefits include double glazing, private patio area, with communal gardens, private covered parking space and visitor parking. Close to Kingston and Teddington town centres and within walking distance of both Hampton Wick & Teddington BR Stations. With no onward chain an internal inspection is strongly recommended.

***GROUND FLOOR FLAT**

***SPACIOUS LIVING ROOM**

***OUTSIDE PATIO AREA**

***CLOSE TO SHOPS & AMENITIES**

***ONE DOUBLE BEDROOM**

***MODERN SHOWER ROOM**

***UNDERCOVER PARKING SPACE**

***CLOSE TO LOCAL TRANSPORT LINKS**

£350,000

Flat 2 Belgravia House 238 Kingston Road Teddington, TW11 9JF

£350,000

Communal Entrance Hall

Front door to:

Hallway

Entry phone. Electric wall heater. Built in storage cupboard. Cupboard housing hot water cylinder. Doors off to:

Living Room

Coved ceiling. Double glazed rear aspect windows. Two electric wall heaters. Double glazed patio doors to private patio area & communal gardens.

Kitchen

Double glazed side aspect window. Eye & base level units. Roll top work surfaces. Part tiled walls. Stainless steel one & a half bowl sink unit & mixer tap. Cooker. Washing machine. Dishwasher & fridge freezer.

Bedroom

Coved ceiling. Double glazed rear aspect window. Electric wall heater. Fitted double wardrobes.

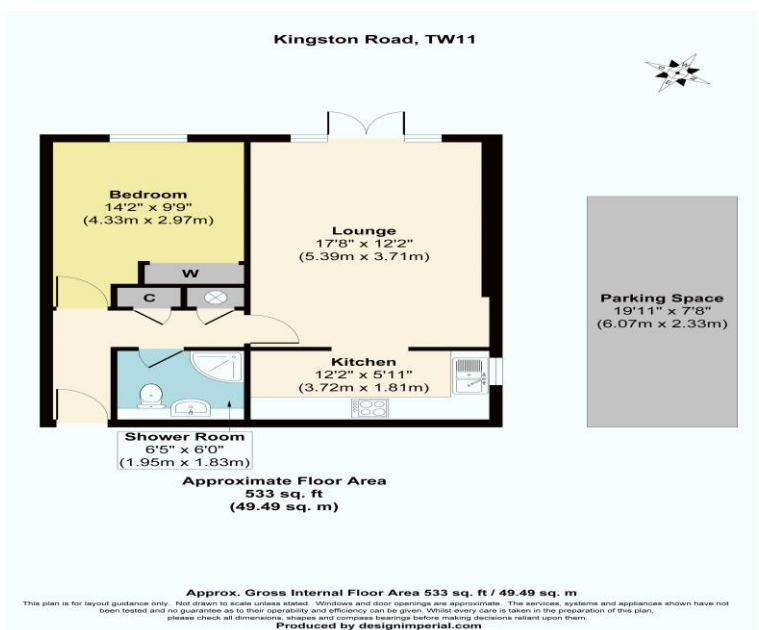
Shower Room

Shower cubicle with built in shower init. Wash hand basin with fitted base level units. Low level WC. Part tiled walls and tiled floor. Shaving point. Heated stainless steel towel rail.

Communal Gardens.

Private patio area. Laid mainly to lawn & well stocked with mature flower & shrub borders. Visitor parking to rear.

Private under cover parking space



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 agreeing the sale.

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. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. 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 in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

Flat 2 Belgravia House 238 Kingston Road TEDDINGTON TW11 9JF	Energy rating C	Valid until: 1 March 2034 <hr/> Certificate number: 0697-3035-2207-3414-5200
--	---------------------------	---

Property type	Ground-floor flat
Total floor area	48 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60