



Warren Road, KT2

£2,900 Per Month - Available Now

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Beyond your expectations

Delightful first floor apartment in this prestigious gated development on the private Coombe estate, which is set amongst 10 acres of stunning landscaped Japanese Water Gardens. The property has two underground parking spaces and the services of a concierge. 3 Bedrooms | 2 Bathrooms | Large Reception Room | Kitchen/Breakfast Room | Balcony | Japanese Gardens | Concierge | Underground Parking.

Description

This fabulous first floor apartment has been recently redecorated and is presented in excellent order. It has a very spacious dual-aspect reception room with a balcony overlooking the beautiful communal gardens. The smart kitchen/breakfast room has Neff appliances and a Miele washing machine. The master bedroom has an en suite bathroom and there are two further bedrooms and a family bathroom. The apartment has a security alarm.

Situation

The Water Gardens is a secure gated development on Warren Road within the private Coombe estate and is situated between two golf courses. Richmond Park, Kingston town centre and Wimbledon Village are all within easy reach.

Norbiton Station with trains to Waterloo is close by as is the A3 giving access to Central London, the south and west and Heathrow and Gatwick airports.

Furnishing

Part-furnished



Reception Room



Reception Room

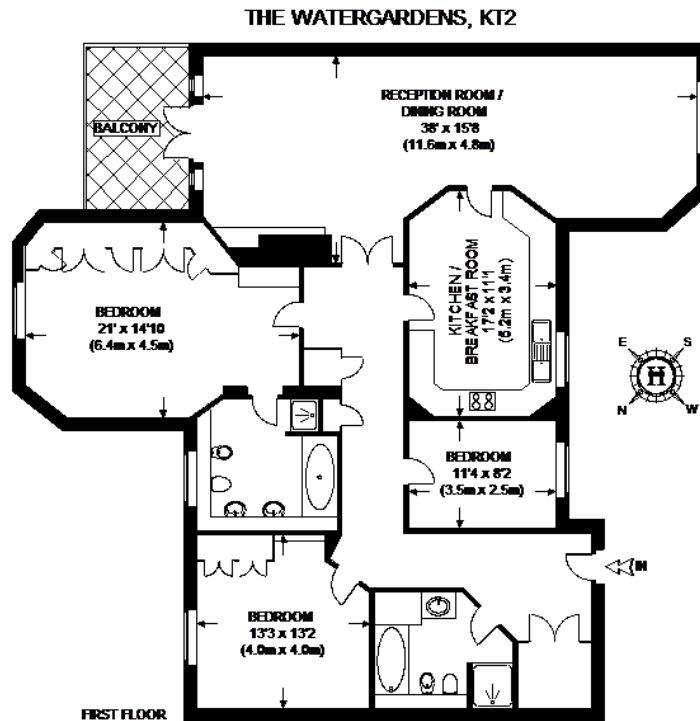
Hamptons Wimbledon Lettings

Hampton House High Street, Wimbledon
London SW19 5BA

Tel: 020 8944 1301 - wimbledonlettings@hamptons-int.com

www.hamptons.co.uk

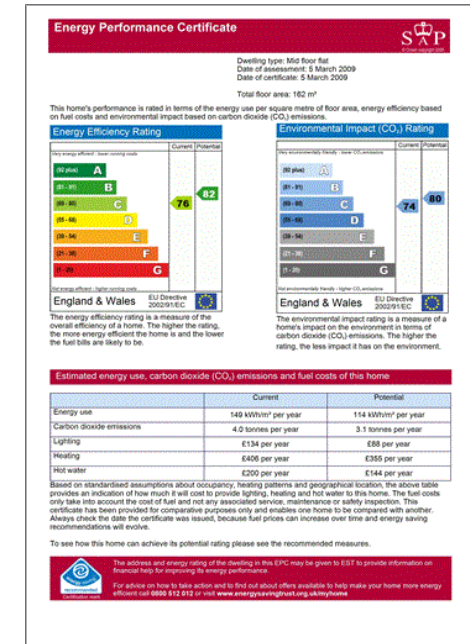
Floorplan



**APPROXIMATE GROSS INTERNAL AREA =
TOTAL = 1715 SQ. FT. (159.3 SQ. M.)**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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