



Waldegrave Road, Strawberry Hill

TW1



Beyond your expectations

Two bedroom, two bathroom luxury duplex apartment

EPC:B

Hamptons International

164 High Street Teddington, TW11 8HU

Sales. 020 8977 1080

teddington@hamptons-int.com

www.hamptons.co.uk

Entrance hallway | large reception area | private patio | luxury fitted kitchen/dining | utility room | cloakroom | playroom/study | master bedroom with en-suite bathroom | private terrace | guest bedroom with en-suite shower room | communal gardens | allocated parking

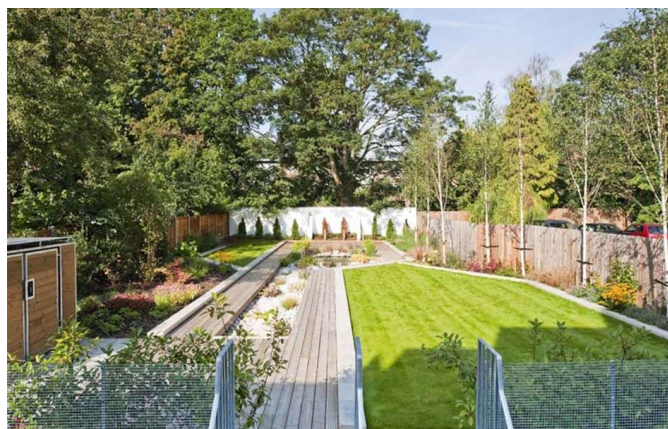
Offers in excess of £960,000 Leasehold

Description

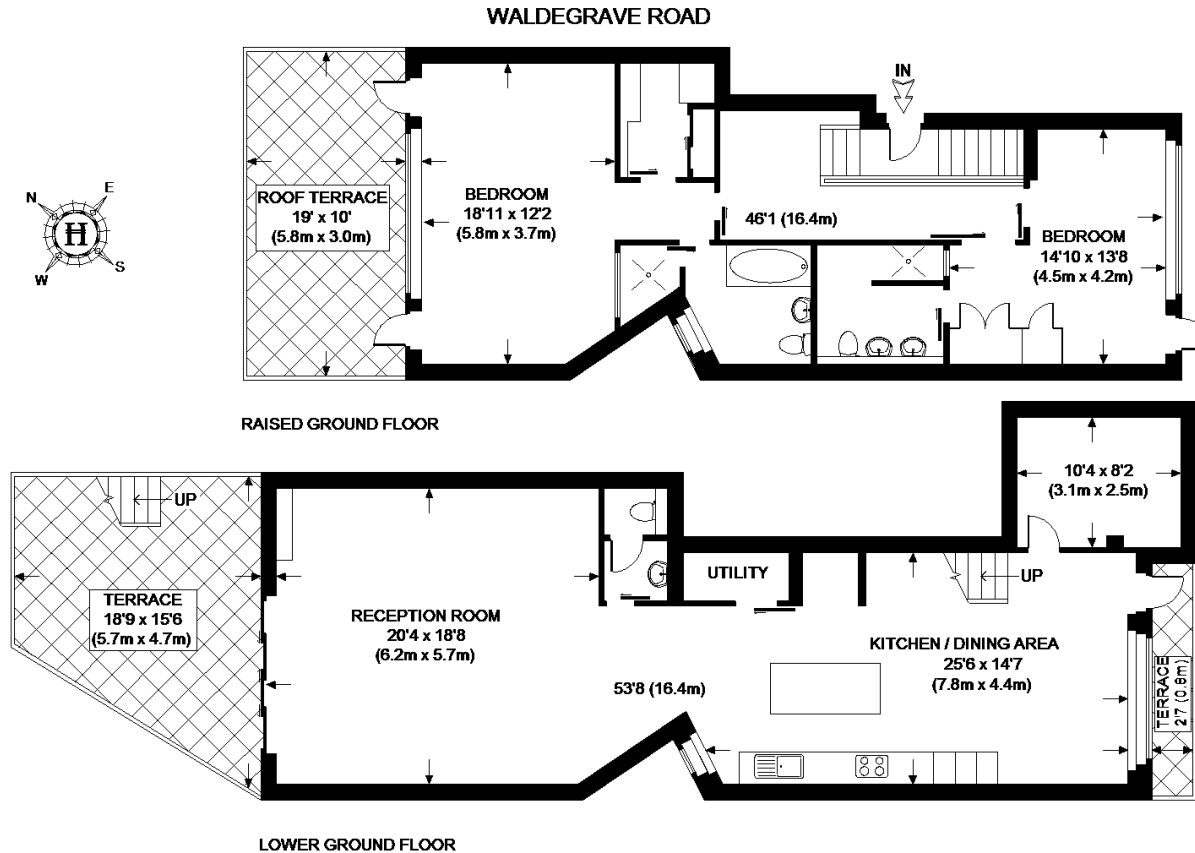
Set within this high-end development of only five apartments, this amazing duplex offers 1,735 sq ft of floorspace and enjoys great entertaining and bedroom spaces along with a private terrace and balcony, landscaped gardens and private parking. The development of this project was driven using as many sustainable materials as possible and as a result was granted a BREEAM eco-homes rating of 'very good' and includes features such as rainwater harvesting, solar panelled water heating and A+ rated appliances. The fabulous and well designed finishes reflect a harmony between nature and high tech living with American black walnut flooring from sustainable sources, brilliant white Corian surfaces, luxuriously appointed bathrooms and kitchens and an open, bright living space with its own private outdoor terrace. In addition, the apartment offers useful ancillary space that could be used as storage or as a multi-media room. There are beautifully landscaped communal gardens to the rear of the building and there is off-street parking to the front.

Location

Natropolis is situated within the highly regarded residential area of Strawberry Hill, close to the numerous facilities of Twickenham and Teddington. The apartment is within a few hundred metres of the centre of the village itself with a charming selection of local shops and the station serving London Waterloo. The River and its towpath, along with several royal parks, are within close proximity.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



APPROXIMATE GROSS INTERNAL AREA =
 LOWER GROUND FLOOR = 978 SQ. FT. (90.8 SQ.M.)
 RAISED GROUND FLOOR = 757 SQ. FT. (70.4 SQ.M.)
 TOTAL = 1735 SQ.FT. (161.2 SQ. M.)

(TOTAL EXTERIOR AND INTERIOR = 2195 SQ.FT. (203 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.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

