

1 Bed Ground Maisonette In 1A Vicarage Road Hampton Wick, Kingston Upon Thames, KT1 4EB £525,000





SHORT DESCRIPTION

Property Ref: 16473 Design-led one-bedroom maisonette with private patio and balcony moments from Bushy Park Description This beautifully designed ground floor maisonette sits within a quietly contemporary building in Kingston-upon-Thames, designed by Wimshurst Pelleriti Architects. Arranged as an upside-down layout, the property has been thoughtfully enhanced by the current owner with a focus on natural materials, clean lines and carefully considered detailing throughout. Hampton Wick station is less than one minute walk away, with regular direct trains into London Waterloo. Natural oak flooring runs through the living spaces, complemented by textured concrete panels and a burnished mirrored splashback in the kitchen, which reflects light and adds depth. A full wall of glazing opens onto the private patio garden, creating a seamless connection between inside and out. The home also benefits from a balcony off the bedroom. The Layout Positioned on the corner of Vicarage Road, the building's modern façade offers a subtle contrast to its more traditional surroundings. Entry is via a private front door on the ground floor. The bedroom is located on the ground floor, creating a calm and private retreat, while the main living spaces sit on the lower-ground level, opening out towards the garden. The open plan living, dining and kitchen area is bright and well proportioned, with a full wall of glazing that opens onto the patio. The palette is simple and refined, with natural oak floors, white walls and concrete panelling adding texture. The kitchen is finished with minimalist cabinetry, grey quartz worktops and a burnished mirrored splashback, which reflects natural light across the space. The living area has a subtly sunken feel, creating a cosy and defined zone, with additional storage and laundry unit neatly integrated beneath the stairs. A bespoke staircase with soft, sculptural edges connects the two levels. The bedroom has been opened out to create a generous, flowing space, complete with extensive built-in 4m wardrobes. Concrete panels behind the bed echo those in the living space below, while full height mirrors enhance light and a sense of openness. A sound blocking acoustic glass window and door open onto a small terrace, where bamboo planting provides privacy. The bathroom has been fully renovated and includes a walk-in shower, a large skylight floating it with light. Black fixtures and fittings add a contemporary contrast. Outdoor Space The maisonette offers two private outdoor areas: a balcony off the bedroom and a decked patio at lower-ground level. The patio is bordered by bamboo planting, creating a calm, green setting that feels private and not overlooked. The Area The property is ideally positioned for access to green space, with Bushy Park just a five-minute walk away, as well as Ham Lands and Richmond Park within easy reach. Kingston-upon-Thames offers a wide range of shops, restaurants and markets, from independent boutiques to well-known brands. Local favourites include Eleana's Bistro for brunch, alongside a selection of cafés, pubs and restaurants nearby. Petersham and Petersham Nurseries are also within easy reach. Hampton Wick station is moments away, providing direct services to London Waterloo, while the A3 offers convenient road connections into central London and beyond. Details Tenure: Leasehold with share of freehold currently in progress Lease Length: Approx. 118 years remaining Service Charge: Approx. £1,500 per annum Ground Rent: Approx. £275 per annum Property Type: Ground Maisonette Full selling price: £525000.00 Pricing Options: Guide Price Tenure: Share of Freehold Council tax band: D EPC rating: B Measurement: 645.835 sq.ft. Outside Space: Enclosed Garden, Balcony Parking: On street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied.

1

Bed Room(s)

1

Bath Room(s)

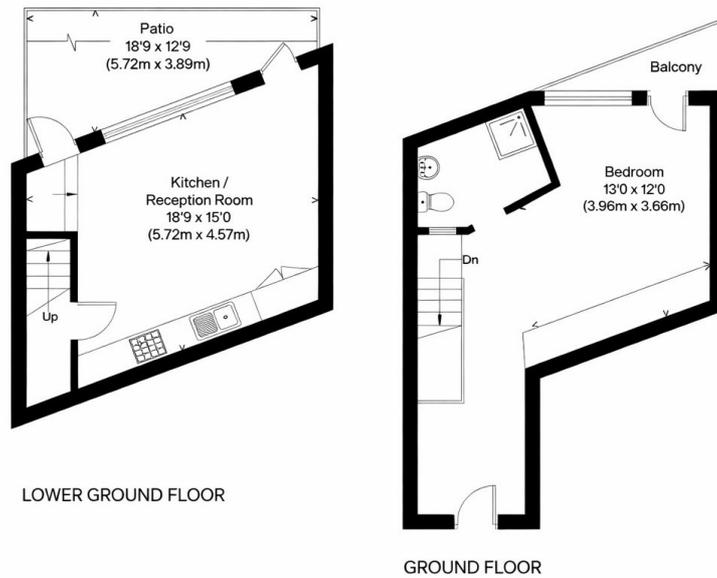
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Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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