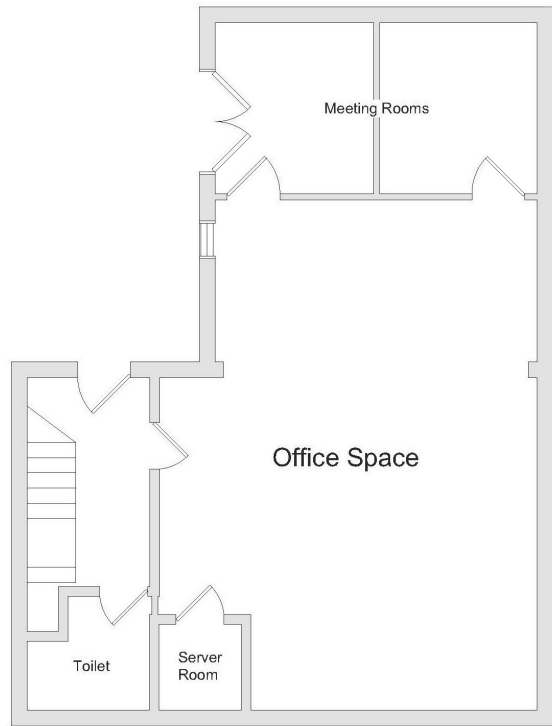


# MODERN SELF-CONTAINED OFFICE BUILDING WITH PARKING

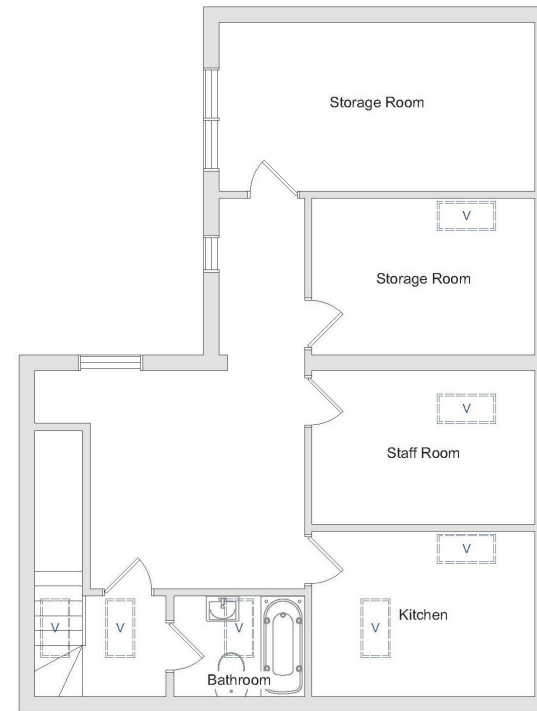
**FOR SALE FREEHOLD**  
**1,390 SQ FT (129.1 SQ M) APPROX**



**2 ST JOHNS MEWS, 13 ST JOHNS ROAD, HAMPTON WICK, KT1 4AN**



Ground Floor Plan



First Floor Plan

**LOCATION**

St. John's Mews is situated off St John's Road close to the junction of Church Road and Hampton Court Road. Strategically situated within easy reach of Junction 1 of the M3 motorway, which provides a direct link to central London, the main motorway networks as well as Heathrow and Gatwick international airports.

There are good amenities nearby including local shops pubs and a hotel. Hampton Wick railway station is only a 4 minute walk away, which provides a regular rail service to London Waterloo and Richmond. Kingston town centre is also within a short walk or train ride offering an excellent range of shopping, restaurant an leisure facilities. Bushy Park is also only 200 yards away.

**DESCRIPTION**

The property comprises an attractive two storey mid terrace office building constructed in approximately 2002 with yellow stock brick elevations under a pitched tiled roof with double glazed timber framed windows and doors. The building is set in an attractive Courtyard of similar style offices.

The ground floor is predominantly open plan with two glass partitioned offices and a toilet. There are double external doors into this area.

The first floor has a fully fitted bathroom with bath and shower attachment, low flush WC and hand basin.

There is also a kitchen and 3 separate partitioned offices all with cooling/heating cassettes which have ben installed in the last two years.

**AMENITIES**

- ◆ Suspended Ceilings
- ◆ Recessed LED Lighting
- ◆ Comfort Cooling/Heating Cassettes
- ◆ Ground Floor Toilet
- ◆ First Floor Fitted Bathroom
- ◆ Kitchen (First Floor)
- ◆ 3 Compartment UPVC Perimeter Trunking
- ◆ Double Glazed Timber Framed Windows
- ◆ Wood Laminate Flooring
- ◆ 1 onsite parking space

**ACCOMMODATION**

The building comprises the following net internal floor areas

FLOOR	SQ FT	SQ M
First	700	65
Ground	690	64.1
<b>Total</b>	<b>1,390</b>	<b>129.1</b>

**TENURE**

The building is available for sale freehold with full vacant possession.

**PRICE**

£575,000

**VAT**

The building is elected for VAT

**EPC**

Rating B (28)

**ANTI-MONEY LAUNDERING**

To comply with statutory Anti Money Laundering regulations, Cattaneo Commercial Ltd undertake standard, personal and Company AML checks on successful Purchasers and Vendors and any other entity that has an interest in the property.

**VIEWING:** Strictly by appointment through sole agents:

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**MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991**

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