

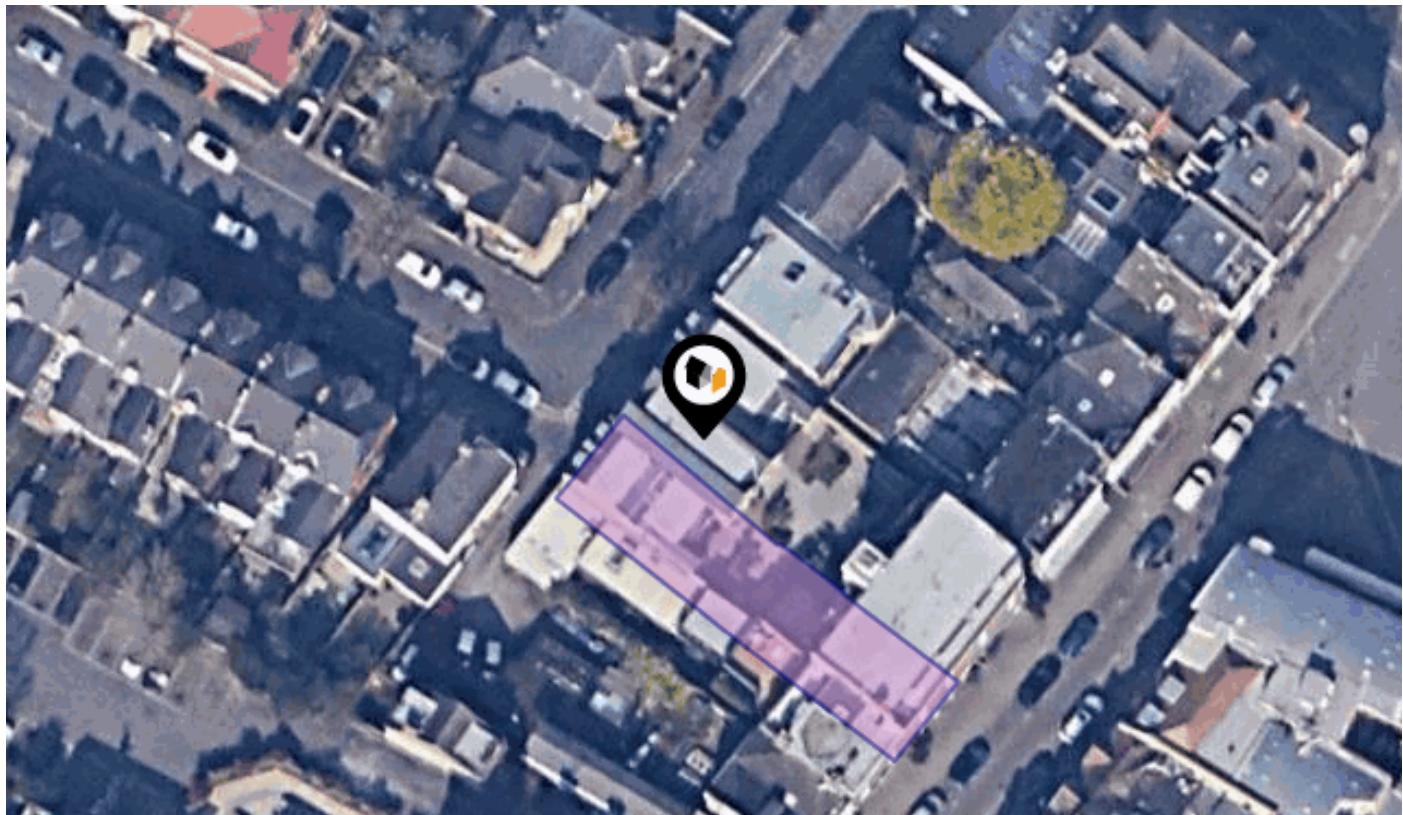


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 13th May 2024



HAMPTON COURT MEWS, FELTHAM AVENUE, EAST MOLESEY, KT8

James Neave

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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.08 acres		
Council Tax :	Band E		
Annual Estimate:	£2,852		
Title Number:	SY679461		
UPRN:	10013117927		

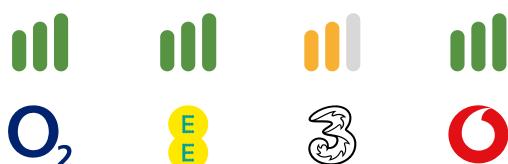
Local Area

Local Authority:	Elmbridge
Conservation Area:	East Molesey Kent Town
Flood Risk:	
• Rivers & Seas	Medium
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

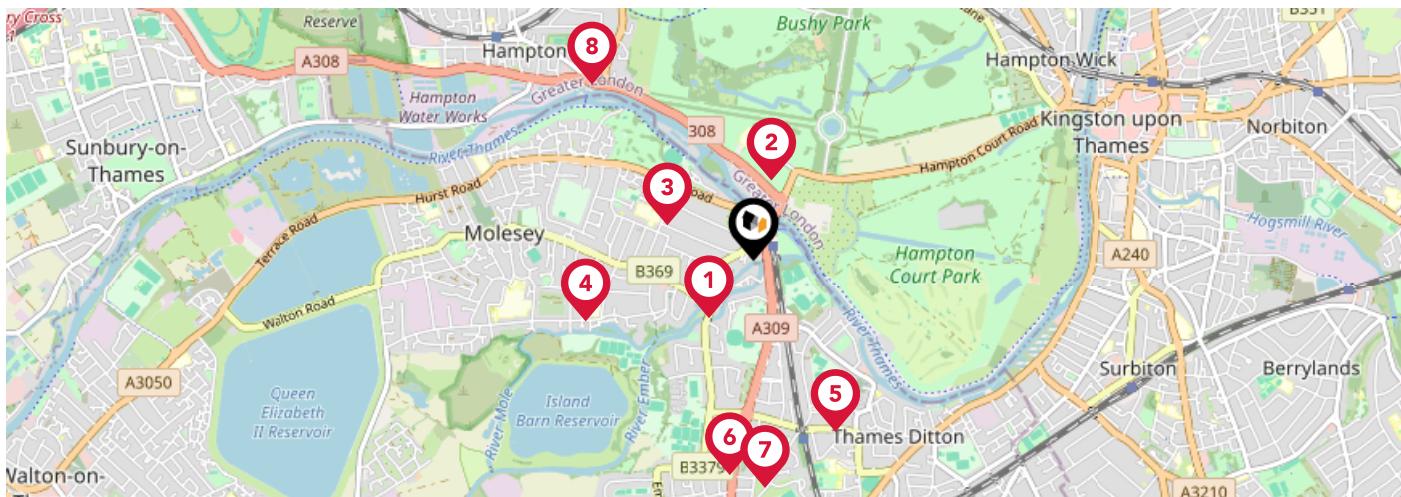
8 mb/s	80 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





Nursery Primary Secondary College Private

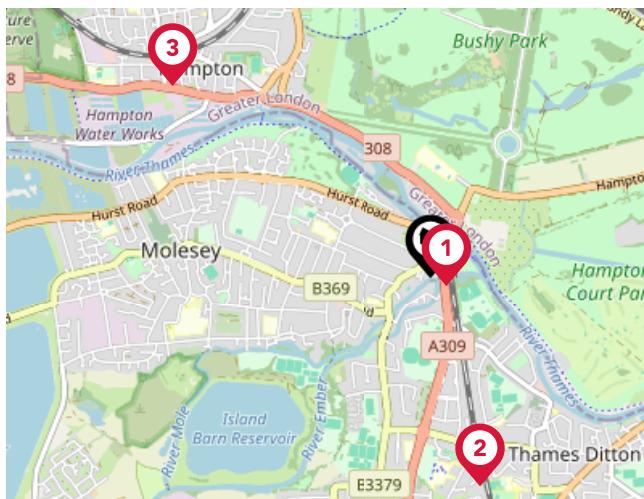
	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	The Orchard Infant School				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 272 Distance:0.34								
2	Hampton Court House				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 236 Distance:0.38								
3	St Lawrence CofE Aided Junior School, East Molesey				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 286 Distance:0.43								
4	St Alban's Catholic Primary School				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 356 Distance:0.82								
5	Thames Ditton Infant School				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 268 Distance:0.88								
6	St Paul's Catholic Primary School, Thames Ditton				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 362 Distance:1								
7	Esher Sixth Form College				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils:0 Distance:1.05								
8	Twickenham Preparatory School				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 287 Distance:1.1								



Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
9	Thames Ditton Junior School	Good	400	1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Chandlers Field Primary School	Good	379	1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Weston Green Preparatory School	Not Rated	176	1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Hurst Park Primary School	Good	435	1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Collis Primary School	Outstanding	782	1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Hampton Junior School	Good	378	1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Turing House School	Good	574	1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Mary's Hampton Church of England Primary	Good	206	1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



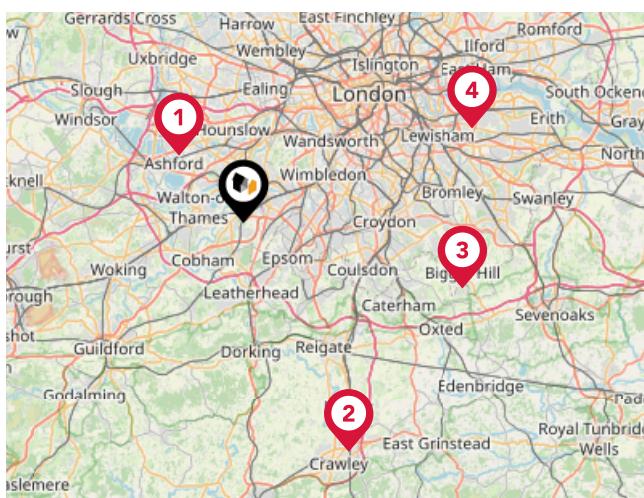
National Rail Stations

Pin	Name	Distance
1	Hampton Court Rail Station	0.08 miles
2	Thames Ditton Rail Station	0.99 miles
3	Hampton (London) Rail Station	1.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	3.41 miles
2	M4 J2	6.46 miles
3	M25 J9	7.01 miles
4	M4 J3	6.63 miles
5	M4 J1	6.66 miles



Airports/Helipads

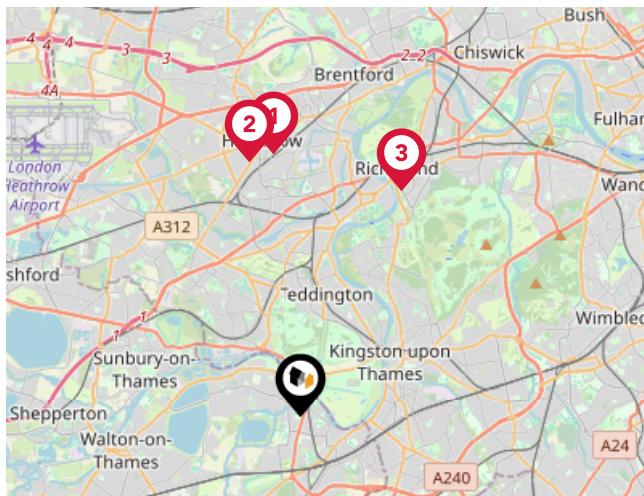
Pin	Name	Distance
1	London Heathrow Airport	6.8 miles
2	London Gatwick Airport	18.77 miles
3	Biggin Hill Airport	17.03 miles
4	London City Airport	18.37 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hampton Court Station	0.04 miles
2	Hampton Court Station	0.04 miles
3	Hampton Court Railway Station	0.06 miles
4	Hampton Court Railway Station	0.07 miles
5	Hampton Court Railway Station	0.07 miles

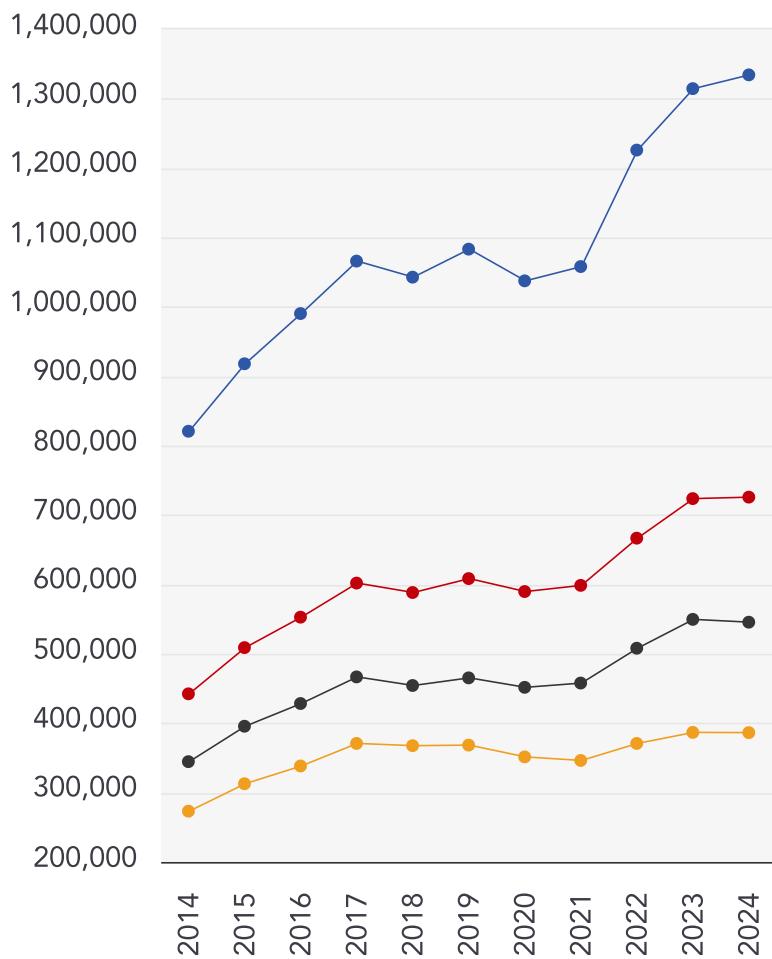


Local Connections

Pin	Name	Distance
1	Hounslow East Underground Station	4.88 miles
2	Hounslow Central Underground Station	4.81 miles
3	Richmond Underground Station	4.56 miles

Market House Price Statistics

10 Year History of Average House Prices by Property Type in KT8



Detached

+62.58%

Semi-Detached

+64.08%

Terraced

+58.33%

Flat

+41.43%

James Neave

About Us



JAMES NEAVE
THE ESTATE AGENTS

James Neave

James Neave the Estate Agents are independently-owned property specialists based on Walton on Thames High Street. We don't believe that all Estate Agents are the same. We firmly believe that the decision of which Estate Agent you instruct to sell or let your home will have an impact on the outcome. We focus on doing all we can to bring our customers complete satisfaction. Our desire to bend over backwards when necessary has won us many friends, and we are proud to say a significant proportion of our work is repeat business and referral. Establishing long-lasting relationships is key to our ongoing success.

James Neave Testimonials



Testimonial 1



"James Neave was the answer to our long, two year search for a buyer. We previously listed with multiple agencies in the past albeit, to no avail. The frustration was quickly remedied once we listed with James Neave who showed honesty and determination, and within one month of listing, a buyer was found. Thank you James Neave for going above and beyond limits"

Testimonial 2



"Words cannot express our sincerest thanks to you. You've made our move a reality and for that we will be forever indebted to you and your team."

Testimonial 3



"We were really impressed by all the help and advice provided by Andy and the team at James Neave . All through the process we knew if we had any issues, someone was always on hand to help . James Neave have a real understanding and focus on helping families through the difficult period of a move. Their service is first class and they truly know each client / property inside out"



James Neave Data Quality

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