

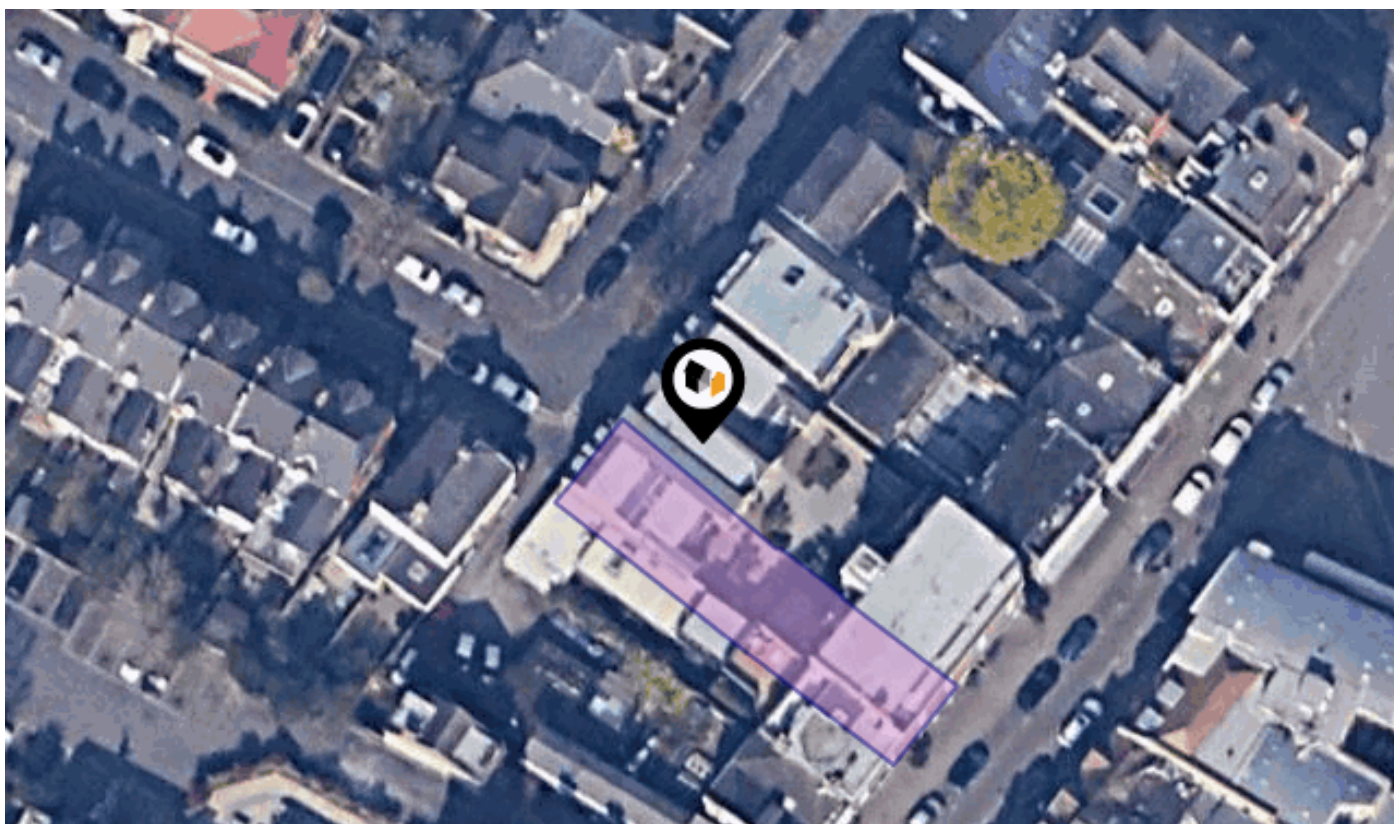


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 13<sup>th</sup> May 2024**



## **HAMPTON COURT MEWS, FELTHAM AVENUE, EAST MOLESEY, KT8**

### **James Neave**

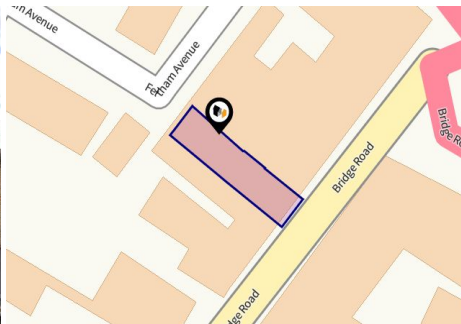
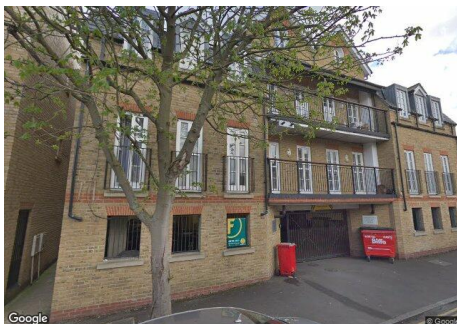
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## Property

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

Tenure:	Freehold
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## 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	80	-
mb/s	mb/s	mb/s

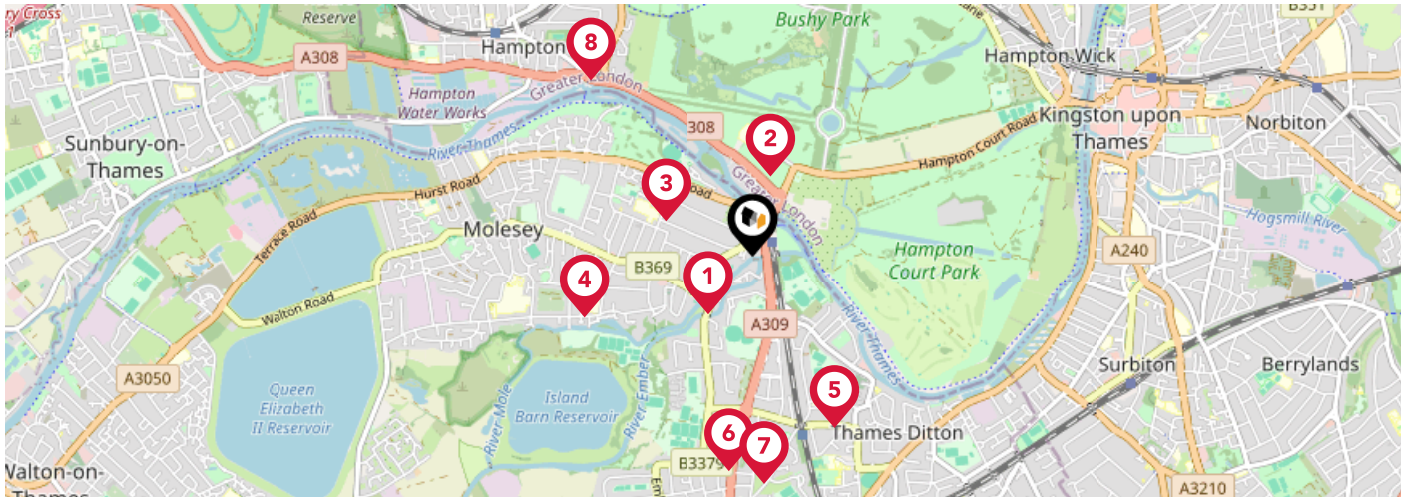
### Mobile Coverage:

(based on calls indoors)



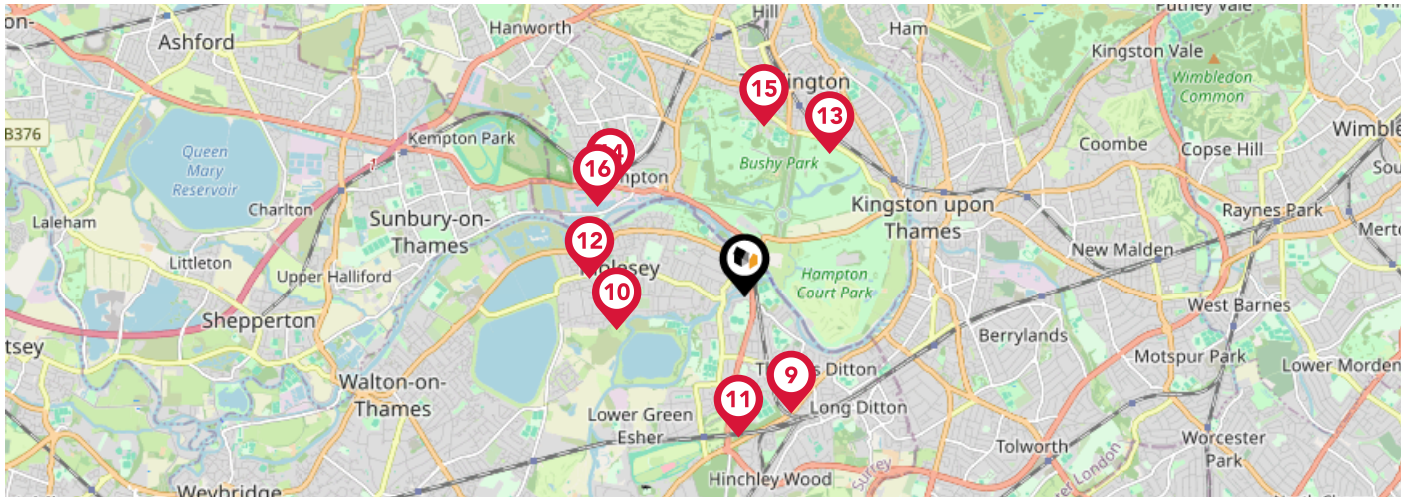
### Satellite/Fibre TV Availability:













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

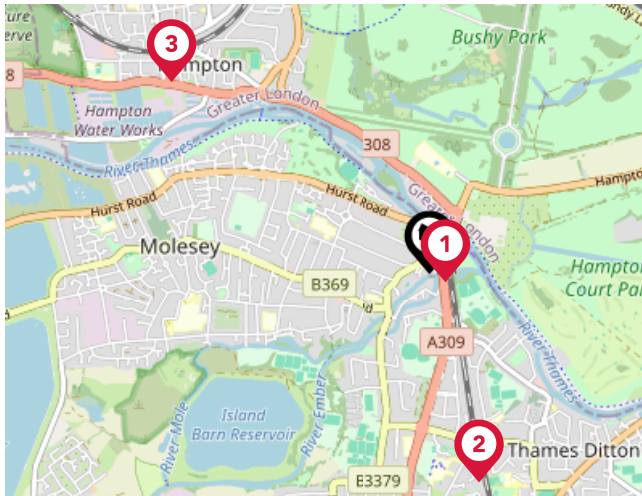




		Nursery	Primary	Secondary	College	Private
	<b>Thames Ditton Junior School</b> Ofsted Rating: Good   Pupils: 400   Distance: 1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chandlers Field Primary School</b>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

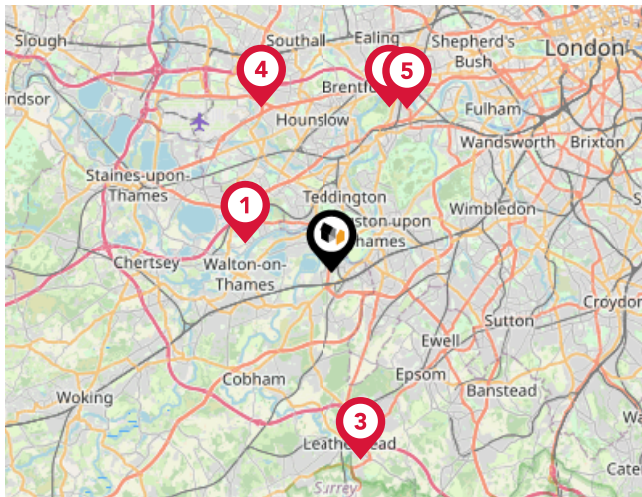
# Area

## Transport (National)



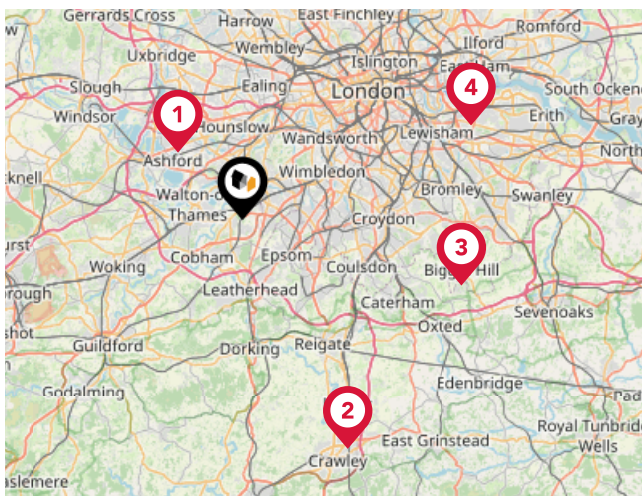
### National Rail Stations

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

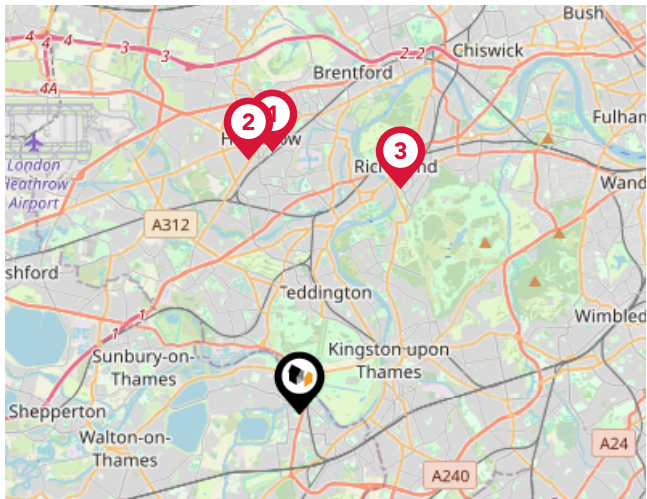
# Area

## 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

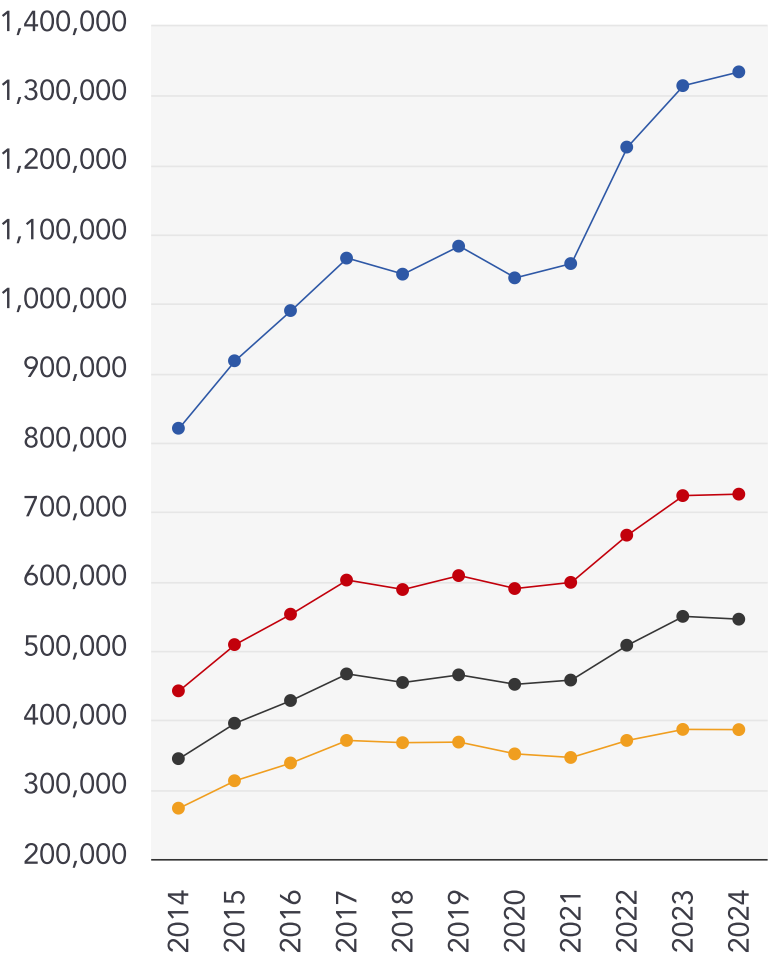


# Market

## 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

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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.



### 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 Neaves 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"



/JamesNeave



/JamesNeaveEA

# James Neave

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