

# Kennedys'

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7 Kingswood Grange  
Babylon Lane  
Lower Kingswood  
KT20 6UY

The last few years have been a tough period for apartments; with demand for space and outdoor areas higher than ever before. Well this 3 Bedroom, 3 Bathroom Penthouse apartment may just be the exception to the rule, with an impressive 1500+ SqFt of accommodation, a large south westerly roof terrace, and an abundance of storage in the form of a loft and eaves storage. The apartment is suited to young professionals, frequent flyers, and downsizers alike!

£550,000



- Stunning Penthouse Apartment
- 3 Bathrooms
- South Westerly Roof Terrace
- Communal grounds
- Easy access to Junction 8 of the M25

- 3 Double Bedrooms
- Over 1500 SqFt of Accommodation
- Two allocated parking spaces plus ample visitors parking
- Development situated behind private gates
- Viewings by appointment only

EPC:







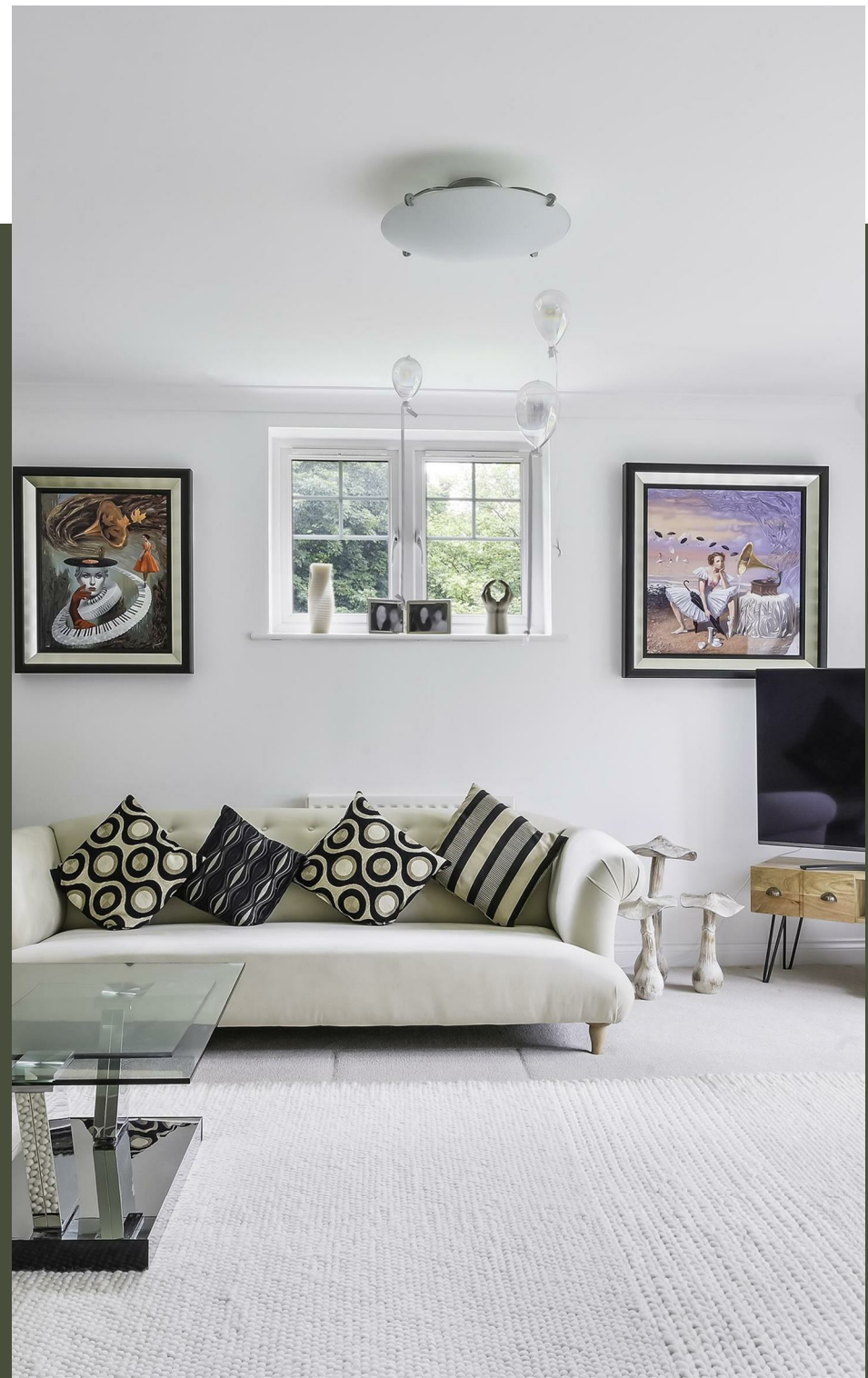
# PROPERTY DESCRIPTION

Located on the top floor of the block, the front door is the only one on this level; and stepping through it into the hallway, you instantly get a feel for the overall quality of the apartment. The main corridor is wider than usual, and spans from one end of the apartment to the other; boasting multiple storage cupboards, as well as access into the loft for storage. The main living room is a generous space, allowing the current owner to compartmentalise it into living, dining, and coffee area. Arguably the best feature of the apartment is the stunning south westerly roof terrace, providing a private, sunny haven to enjoy the British summer time! The kitchen has a window overlooking the terrace, and is well equipped with induction hob, electric oven, washer/drier, dishwasher, new sink and integrated fridge/freezer.

The main bedroom is a large space, with a well equipped walk in wardrobe, and en-suite shower room. The secondary bedroom is at the opposite end of the corridor, boasting generous proportions, and yet another en-suite. The third and smallest bedroom is still comfortably a double, with room at one end for built in storage or a work from home setup. A family bathroom lit by a south facing Velux window, completes the accommodation.

Outside, the development sits behind private gates, and the apartment benefits from two allocated parking spaces, as well as ample parking for visitors. The gardens surrounding the apartments are communal for all to enjoy.

Kingswood Grange is situated on Babylon Lane just off the Brighton road, and just a short drive from Junction 8 of the 25; making it ideal for access to both Gatwick and Heathrow airports. As a result the apartments are popular amongst cabin crew, pilots, and frequent fliers, as well as young professionals and downsizers.











# PROPERTY DESCRIPTION



Nearby Kingswood offers local amenities and rail connections into Central London, whilst Tadworth and Walton on the Hill offer further amenities and local provisions. Reigate is only a short distance and offers a wide variety of independent shops, bars, cafes, restaurants and cinema. Schooling is well provided with Kingswood Primary school, St Bede's and Royal Alexander & Albert offering primary and secondary education. The local area provides beautiful open countryside for walkers and cyclists with an abundance of golf courses and leisure facilities.

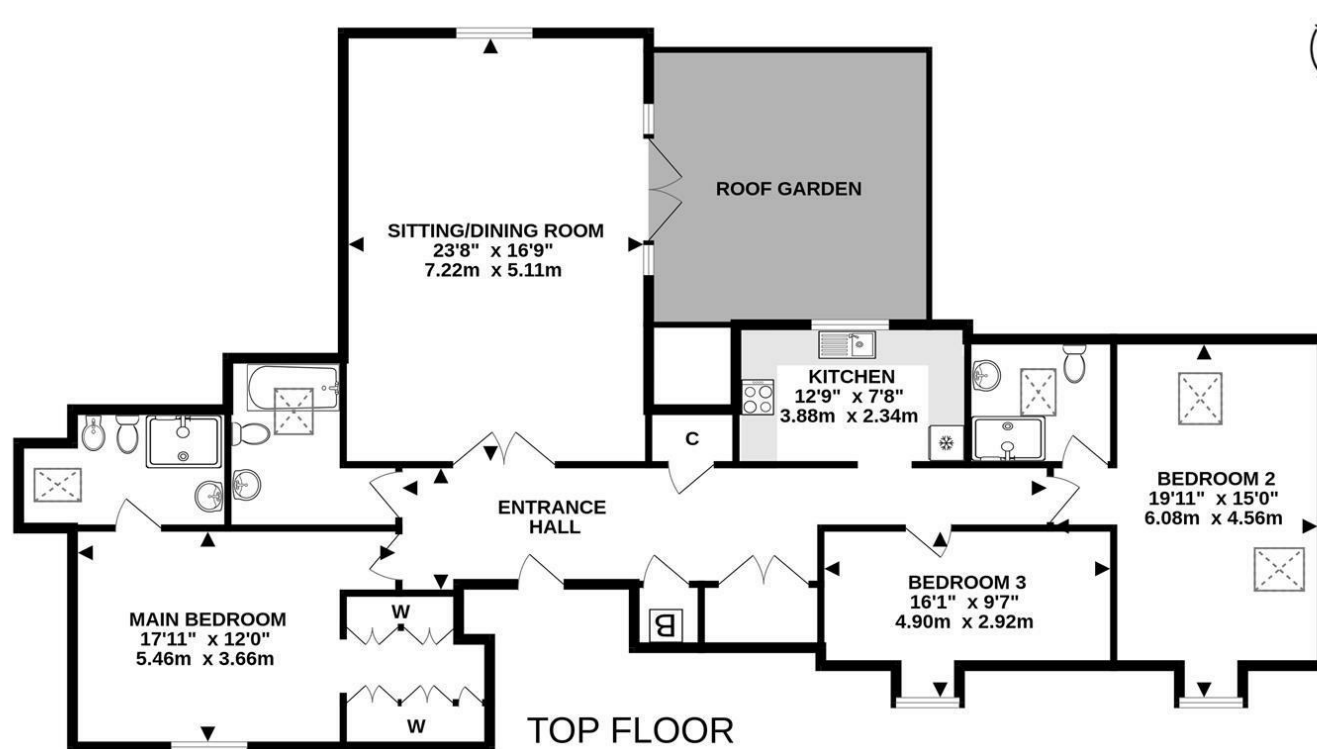
If you have any further questions about this incredible apartment, or would like to book in a viewing, please do give us a call on 01737 817 718.

Council Tax Band: F

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TOP FLOOR

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

TOTAL FLOOR AREA : 1542 sq.ft. (143.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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# Kingswood Grange, Babylon Lane

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.





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