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Springfield Road, Kingston Upon Thames, KT1 2SA

An outstanding, well presented one bedroom top floor conversion apartment. Located within walking distance of Kingston town centre and station. The many benefits include a large contemporary open plan living space, the bespoke fitted kitchen includes integral appliances and a dining table, plus a good size lounge area. The spacious bedroom includes fitted wardrobes. There is also a sleek contemporary shower. Gas central heating and double glazing. Parking to the rear of the property. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the current service charge is £1,000 pa. Sold with no onward chain.

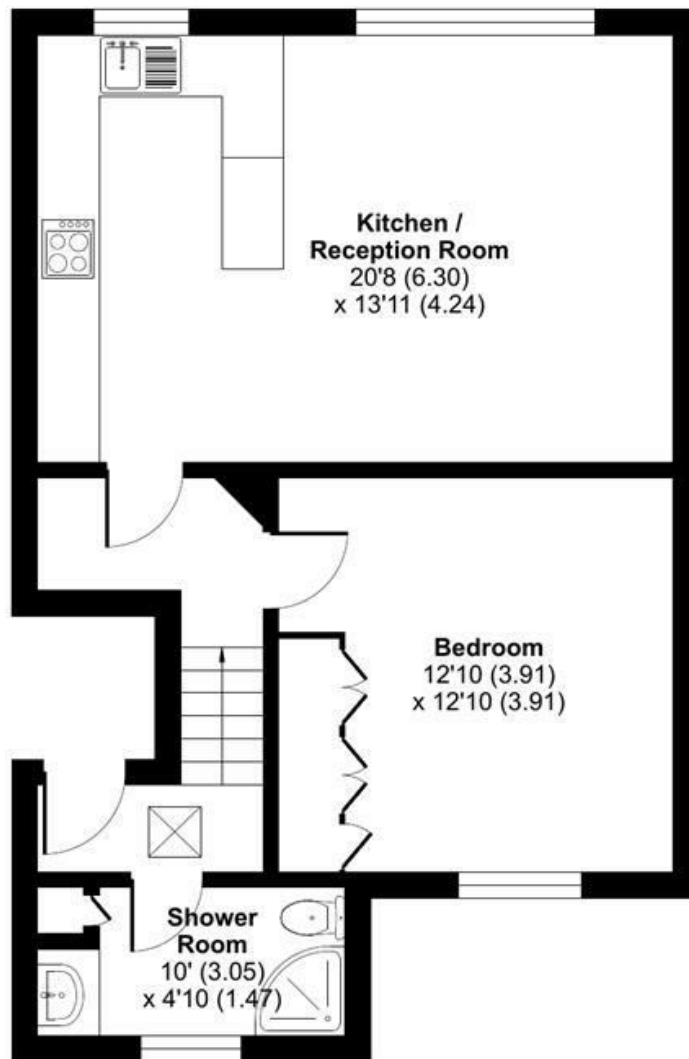
Guide Price £325,000 Leasehold - Share of Freehold

EPC Rating: D

Springfield Road, Kingston Upon Thames, KT1

Approximate Area = 587 sq ft / 54.5 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 1036222

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		