



## **Uxbridge Road, Kingston Upon Thames, KT1 2LH**

An excellent one-bedroom top-floor conversion apartment, set on one of the highly desirable, quiet river roads within walking distance of Surbiton mainline station and high street with the Thames and river walk to Kingston at the end of the road. The many benefits include a good-size open-plan living space, including a contemporary refitted kitchen with integral appliances. A lounge dining room with a period fireplace and far-reaching leafy views. The double bedroom, also with views, has a built-in wardrobe. There is a sumptuous new shower room with a large walk-in shower and underfloor heating. Modern double glazing and electric heating. Well-maintained communal hallways. To the rear is a large south-west-facing communal garden and parking on a first come, first served basis. Council tax band C. Sold with a Share of the Freehold, a lease in excess of 900 years. We are informed the service charge is £80 per month. A lovely home.

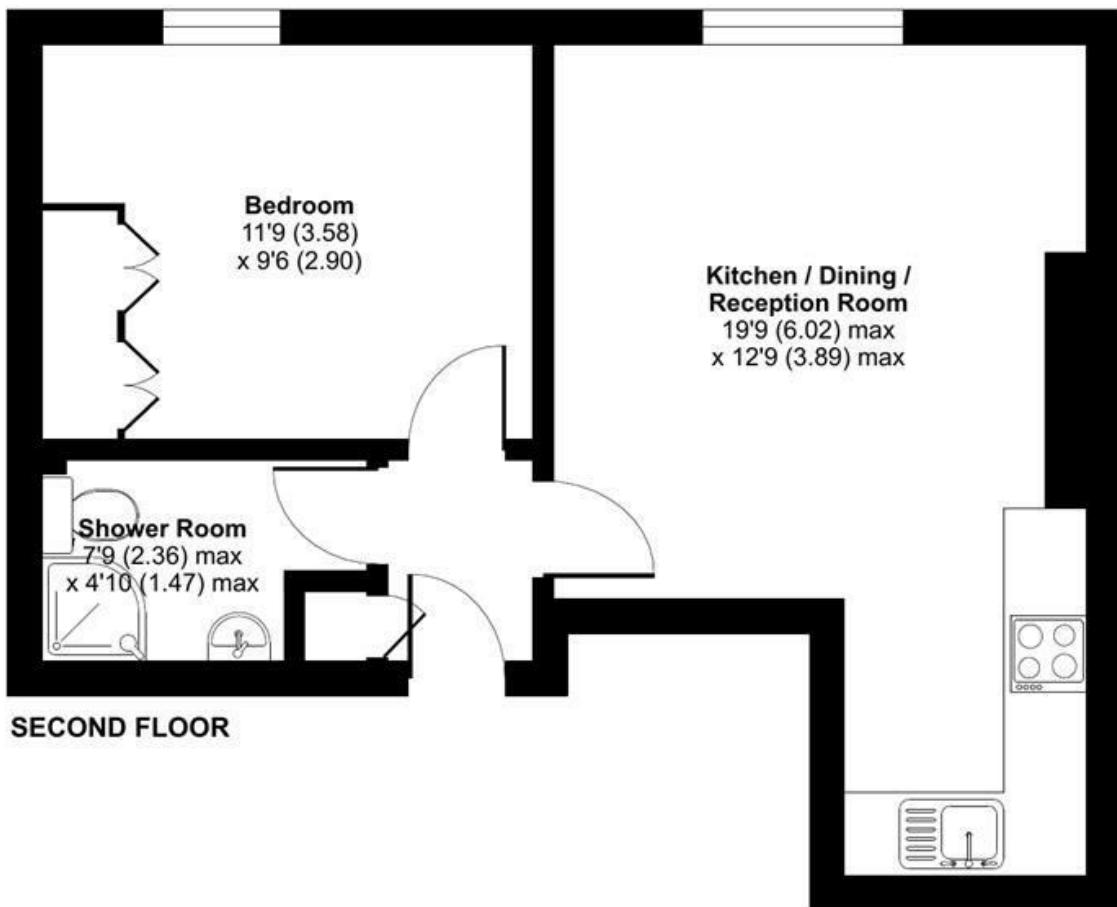
**Guide Price £310,000 Leasehold - Share of Freehold**

**EPC Rating: D**

# Uxbridge Road, Kingston Upon Thames, KT1

Approximate Area = 392 sq ft / 36.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1346794

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/fittings 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		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		