



Home Park Walk, Kingston Upon Thames, KT1 2LQ

An outstanding, spacious four bedroom two bathroom top floor apartment with wonderful views across the Thames towards Home Park. There is also a garage in a block to the rear. Located within walking Distance of Surbiton mainline station and high street with a pleasant stroll along the river taking you to Kingston town centre. The many benefits include a large living room with views ample sitting and dining space and views across the Thames. A separate sleek contemporary kitchen with quartz work surfaces. A spacious main bedroom with fitted wardrobes and a sumptuous white and stone en-suite shower room. A large second bedroom with river views plus two further bedrooms/work rooms. There is also a second co-ordinating shower room and a welcoming entrance hallway. Wooden flooring, gas central heating, under floor heating in the bathrooms and kitchen and double glazing. Well maintained communal hallways and gardens plus a good size garage in a block to the rear. Sold with a Share of the Freehold and a lease in excess of 900 years. Council Tax Band E - We are informed the service charge is approx. £485 per qtr.

Guide Price £645,000 Share of Freehold

EPC Rating: C

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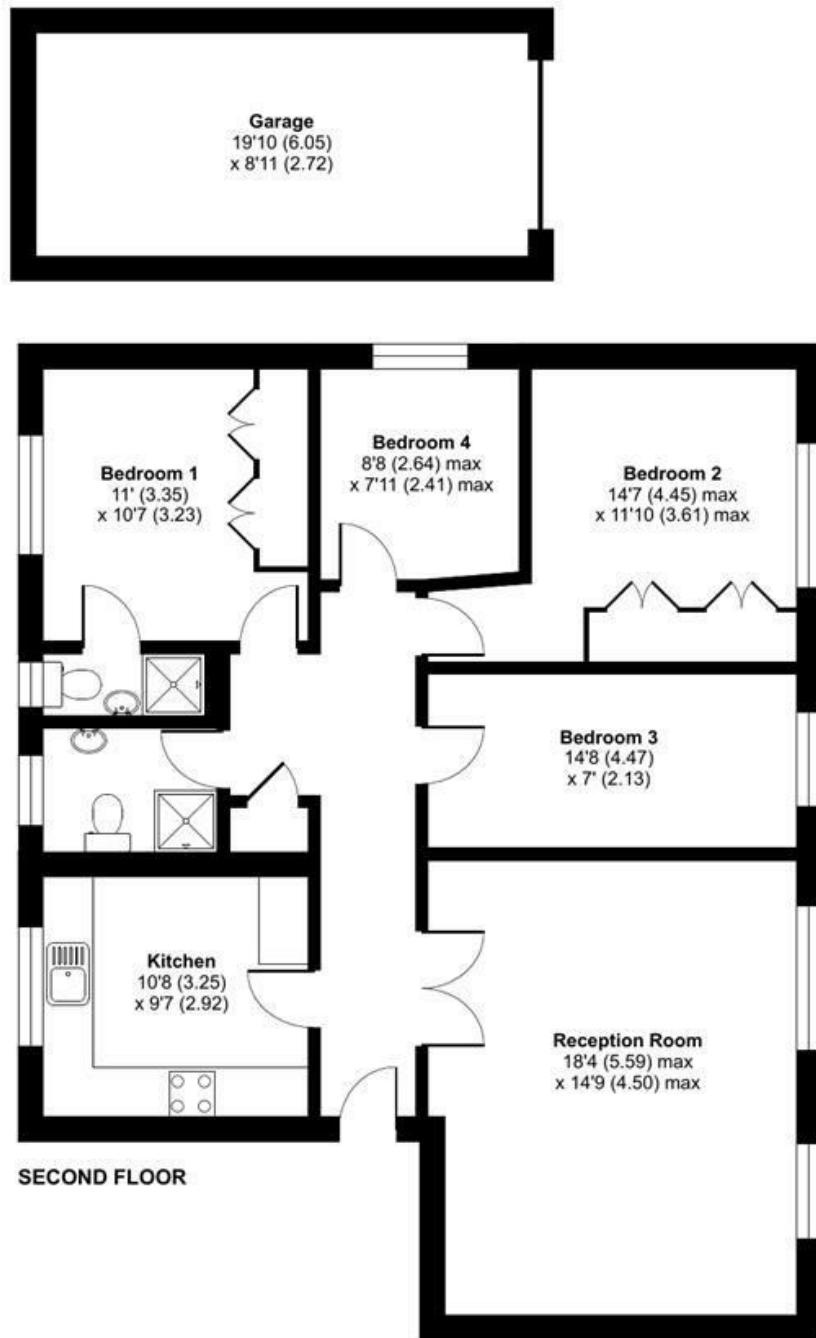


Approximate Area = 1028 sq ft / 95.5 sq m

Garage = 178 sq ft / 16.5 sq m

Total = 1206 sq ft / 112 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
Produced for Matthew James. REF: 868947

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 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		
(11-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		