



4 Uxbridge House, Kingston Upon Thames, KT1 2LL
£1,900 PCM



SITUATION AND DESCRIPTION

This spacious two bedroom apartment has been refurbished with new kitchen, carpets, blinds and decorating throughout. Situated on one of the "River Roads", it is just a stones throw from the Queens Promenade river walk and benefits from lift access, allocated off street parking and a private balcony. Available immediately for long let.

ENTRANCE

Communal entrance with entryphone system, into hallway with stairs and lift.

FLAT ENTRANCE

Into hallway with entryphone and doors to all rooms.

LIVING ROOM

23'2" x 13'1" (7.07m x 4.00m)

Spacious room with space for sofa and dining areas. Double French doors to balcony.

KITCHEN

10'6" x 7'0" (3.21m x 2.14m)

Brand new fitted kitchen with range of wall and base cupboards in Sage Green with contrasting worktop. Integrated electric oven and hob, free standing fridge/freezer, washing machine and dishwasher. Surface mounted stainless steel sink with drainer and mixer tap. Wall mounted gas boiler.

MASTER BEDROOM

13'1" x 10'8" (3.99m x 3.27m)

Dual aspect. Built-in wardrobes.

BEDROOM TWO

10'4" x 7'3" (3.15m x 2.23m)

Side aspect. Built-in wardrobe.

BATHROOM

Tile enclosed bath with shower over, low level W.C. and pedestal wash hand basin.

CLOAKROOM

Low level W.C and pedestal wash hand basin.

BALCONY

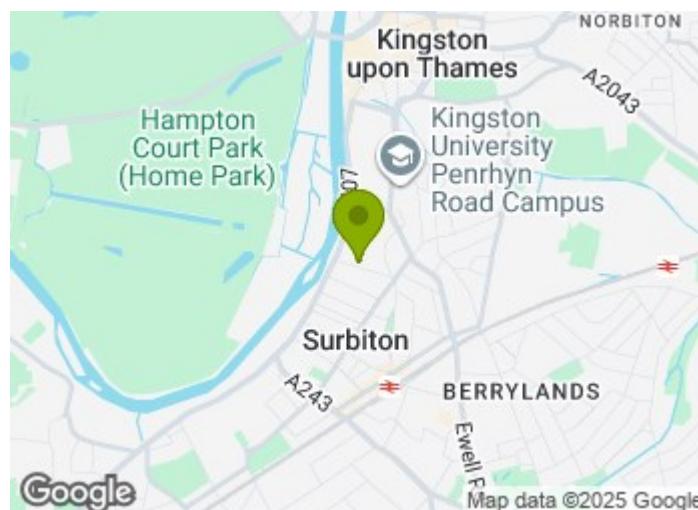
With space for bistro table and chairs.

PARKING

Allocated parking space in adjacent residents parking area.

COUNCIL TAX

Band D - £2,488.35 (2025/26)

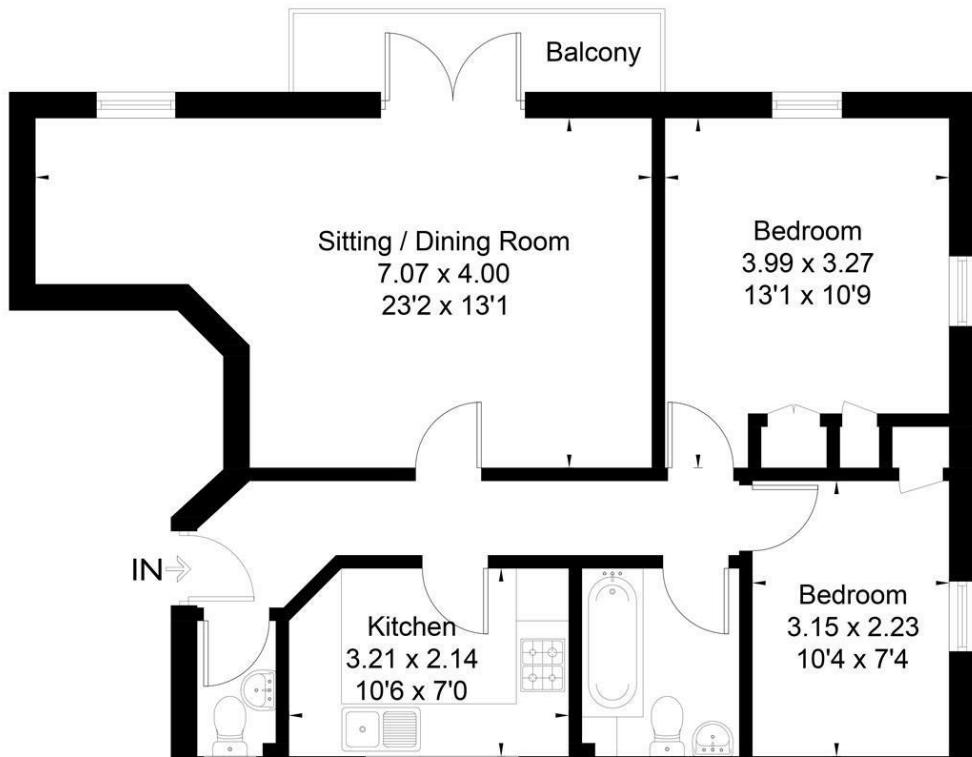


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	



Approximate Floor Area = 65.3 sq m / 703 sq ft



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. fourwalls-group.com #93379