

27 Beaufort Road, Kingston Upon Thames KT1 2TH

£199,950 Leasehold

0 Bedrooms | 0 Bathrooms | 0 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to introduce to the market this well-presented top floor studio flat. Located with easy access to Surbiton and Kingston train stations. The property boasts a bright and spacious interior, open-plan living area, modern bathroom. The apartment comes with a fully equipped kitchen with white goods. The apartment is in excellent condition with access to large loft for storage space. Residents will also appreciate the beautifully maintained communal garden, providing a peaceful outdoor space to enjoy. Secured locked communal garage ideal for bike storage. The property is located within walking distance of Surbiton mainline railway station, which boasts fantastic connections into London Waterloo within 17 mins and Surbiton town centre, with its array of friendly bars, cafes, restaurants, banks, and supermarkets. Walking distance to Surbiton 0.6 Miles and Kingston 0.8 Miles train station.

Top Floor Studio Flat

Bright and Spacious interiors

Benefits from a Large Communal Garden

Service charge 2025 £2,9218.8 Annual Ground rent £150

107 Years Lease,

Large Loft Storage Space and Secured/Locked Garage for

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FLAT 6, 27 HOBBS LODGE, BEAUFORT ROAD KT1 2TH APPROX. GROSS INTERNAL FLOOR AREA 289 SQ FT / 26.83 SQ METRES



SECOND FLOOR

Illustration for identification purposes only, measurements are approximate.

Tenure: Leasehold

Council Tax: A

Local Authority:

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.