

Lower Ham Road, Kingston Upon Thames KT2 5BA

£525,000 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Enjoy riverside living in this beautifully presented 2-bedroom maisonette with direct views over Canbury Gardens and the River Thames. The property is ready to just move in and offers 723 sq ft (67.19 sq m) of bright, spacious accommodation arranged over the first and second floors, with double-aspect light and views. The principal bedroom is a standout feature — exceptionally large (approx. size of two doubles), with a charming bay window basking in afternoon sun all year round, and a full wall mirrored wardrobe (not fitted but included). The second bedroom is also a comfortable double with ample storage. The lounge and main bedroom benefits from another bay window overlooking the river and manicured communal gardens with a magnificent magnolia tree, offering westerly river and sunset views. The east facing kitchen and second bedroom receives morning sun all year round and looks onto the communal garden. The kitchen/lounge transition has a stylish glass brick feature wall letting even more natural light into both rooms. The property has been fully renovated in 2025/09, including: new wiring, dimmable A+ LED energy saving light fittings, engineered laminate wood flooring, painted throughout in neutral tones, full staircase renovation, bathroom and kitchen upgrades, 300 mm new loft insulation, damp proofing in north wall. EPC, boiler service, gas safety and EICR certificates are all recent, issued in 2025. Located just 3 minutes from the Boaters Inn pub, and 10 minutes from the Kingston Railway Station.

Exceptional riverside location overlooking Canbury Gardens and the River Thames

Two double bedrooms — principal bedroom is exceptionally large (2x double) with bay window

Recently renovated throughout

Bright and double-aspect reception room with bay window

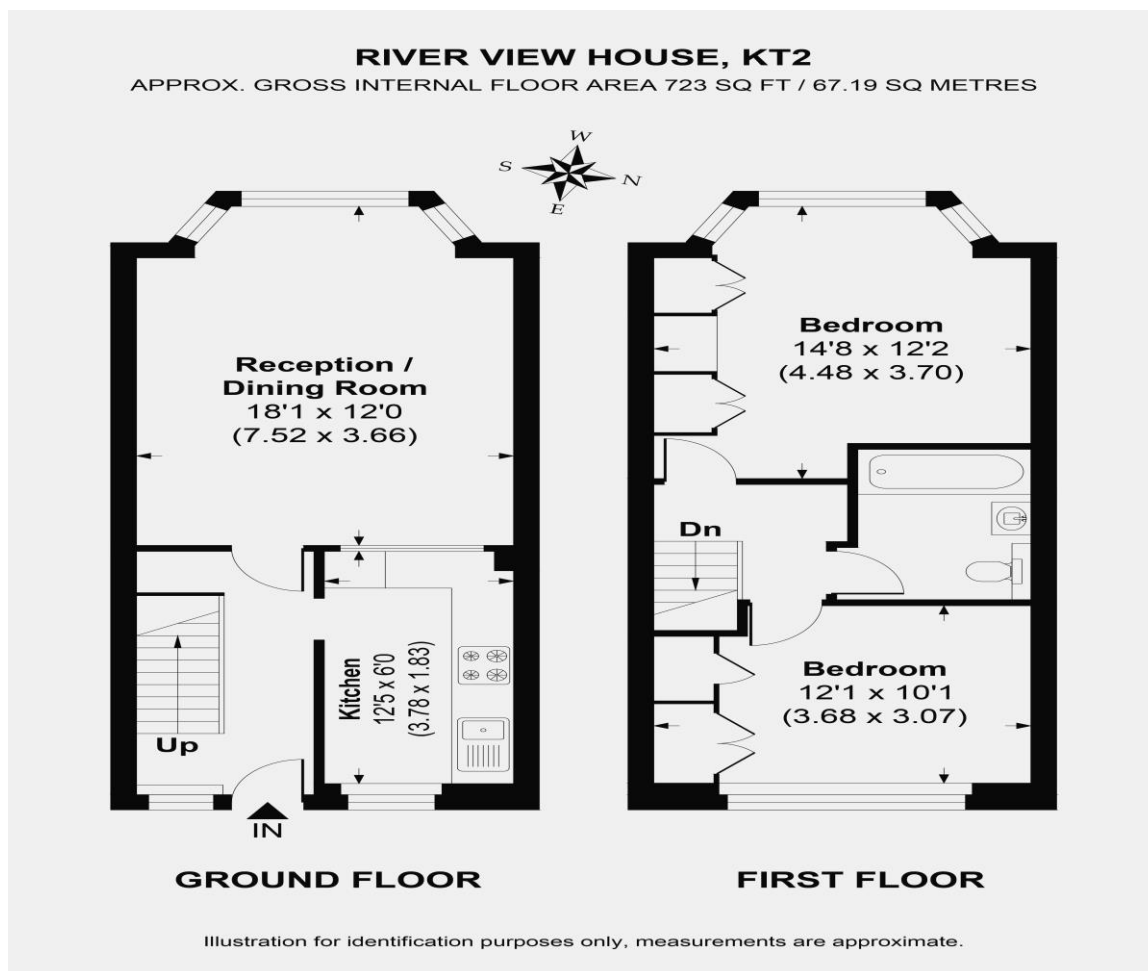
Beautifully maintained communal gardens

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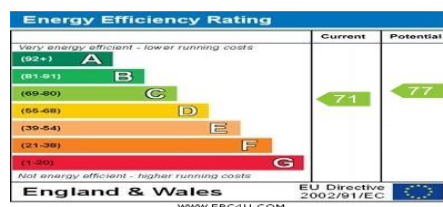
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Tenure: Leasehold

Council Tax: E

Local Authority: Royal Borough of Kingston upon Thames



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.