



# GREENWOODS

SALES & LETTINGS

CHESTNUT ROAD, KINGSTON, KT2

£2,400 PCM



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This modern, unfurnished ground-floor garden apartment consists of 2 bedrooms, an open-plan kitchen, dining/reception room and a separate WC and Shower room. There is access to a shared garden at the rear and also at the front. This really is a superb property and must be viewed. Ury Gardens a stones throw away from the front door.

Location: The property is directly opposite Canbury Gardens and is just an 8-minute walk to Kingston Train station with trains to Waterloo taking just 26 minutes or a 12-minute walk to central Kingston with its amazing shops, restaurants and bars. It is adjacent to the Thames Riverside and Canbury Gardens and Richmond Park. Additionally, the property is situated close to Kingston Academy, Fernhill and Tiffin.

EPC - D

Council Tax - D

Based on the advertised rent, a one-week holding deposit of £553.84 is required and a five-week deposit of £2769.23.



## FEATURES

- Fully Renovated modern flat
- open plan living/dining/kitchen
- LVT Flooring throughout
- Walk in shower
- Seperate Utility Cupboard
- Front and shared Rear Garden

## CHESTNUT ROAD


Approximate Gross Internal Area  
721 sq ft / 67.0 sq m



**GROSS INTERNAL  
FLOOR AREA 721 SQ FT**

Although every attempt has been made to ensure accuracy,  
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.  
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.  
GB PRO PHOTOS

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address: Chestnut Road, KT2



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