



GREENWOODS

SALES & LETTINGS

BURTON ROAD, KT2

£600,000



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Introducing this stunning, recently refurbished, ground floor, two double bedroom, garden flat in the heart of KT2.

Located in a prime residential area, this elegant ground floor apartment offers a perfect blend of style and convenience. The property features two large double bedrooms, ideal for a small family or professionals looking for extra space. A modern kitchen with breakfast bar and bi-fold doors leading directly on to the shared garden area. This apartment has been modernised throughout whilst still retaining it's highly sought after period features. The property also benefits from shared off street parking and a 7 KW electric charging port.

Located on the sought after Burton Road in the heart of North Kingston, a stones throw away from Richmond Park with Canbury Gardens and the River Thames only moments away. The property is convenient for Kingston station giving direct access into Waterloo and the A3 which serves both London and the M25, Kingston town centre with its array of shops, restaurants & bars a short distance away. The standard of schooling in the area is excellent with both the private & state sectors, these include Latchmere, Fern Hill, Kingston Academy and Tiffin boys & girls.

Share of Freehold: 999 years from 25th March 2001 (976 years)

Service charge: As and when split between 2 flats.

Ground Rent: Peppercorn -Council tax band: D



FEATURES

- Two Double Bedrooms
- Ground Floor
- Recently refurbished
- Direct access to shared garden
- Share of Freehold
- EPC C
- Shared off street parking
- 7KW electric charging port

BURTON ROAD


Approximate Gross Internal Area
721 sq ft / 66.98 sq m



**GROUND FLOOR
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+) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Burton Road, KT2



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