



Macdonald House, Kingston upon Thames

- ****NO CHAIN****
- Two Double Bedroom Apartment
- Open Plan Kitchen
- 0.7 Miles to Norbiton Station

- ****Guide Price £325,000 - £350,000****
- Private Balcony with Stunning Views
- Third Floor
- Shared Off Street Parking

Guide Price £325,000



Tenure: Leasehold

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Macdonald House, Kingston upon Thames

DESCRIPTION

****NO CHAIN****

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Welcome to Macdonald House, a charming flat located on Cross Road in the picturesque town of Kingston upon Thames. This delightful property, built between 1950 and 1959, offers a perfect blend of classic character and modern convenience.

Spanning an impressive 740 square feet, this flat features a spacious reception room that serves as an inviting space for relaxation and entertaining. The two well-proportioned bedrooms provide ample room for rest and privacy, making it an ideal home for couples, small families, or even as a rental investment. The bathroom is thoughtfully designed, ensuring comfort and functionality.

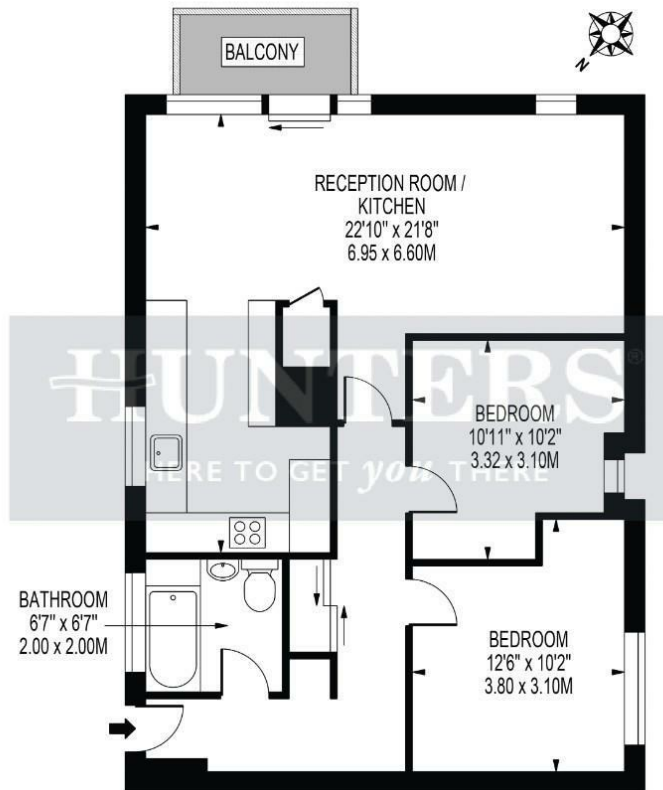
One of the standout features of this property is the availability of off street parking for one vehicle on a first come basis in a gated area, a valuable asset in this bustling area. Residents will appreciate the convenience of having parking space.

Situated in Kingston upon Thames, this flat benefits from a vibrant community atmosphere, with a variety of shops, restaurants, and parks nearby. The area is well-connected by public transport, making it easy to explore the wider region or commute to London.

In summary, Macdonald House offers a wonderful opportunity to own a charming flat in a sought-after location. With its spacious layout, convenient parking, and proximity to local amenities, this property is sure to appeal to a range of buyers. Do not miss the chance to make this delightful flat your new home.



APPROXIMATE GROSS INTERNAL FLOOR AREA: 740 SQ FT - 68.73 SQ M



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Viewing

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 0208 432 2347 Email:

worcesterpark@hunters.com <https://www.hunters.com>



Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	63	76	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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