



Anglesea Road

Kingston upon Thames, KT1

Asking Price £375,000

This fantastic one-bedroom apartment is situated on the ground floor of a conveniently situated development along the sought-after River Roads in the heart of Kingston. This property is exclusively available for investors.

As you step through the front door, you are greeted by a beautifully designed and thoughtfully decorated living space. The modern open-plan kitchen seamlessly flows into the dining and reception area, creating an inviting and versatile space for both entertaining and everyday living. The integrated appliances in the kitchen add convenience and functionality to the space.

The well-proportioned double bedroom offers ample space and natural light, providing a peaceful retreat at the end of the day. The adjacent bathroom features modern fixtures and a clean, contemporary design, adding to the overall appeal of the property.

Anglesea Road resides in a charming residential area on the River Roads, conveniently situated near the banks of the River Thames, only 0.7 miles from Surbiton Station and approximately 0.8 miles from Kingston Town Centre. This sought-after riverside location combines historic architecture, bustling shopping hubs, picturesque parks, and a delightful riverside walkway.



Anglesea Road

Kingston upon Thames, KT1

- Riverside property
- One double bedroom ground floor apartment
- Open plan kitchen/dining/reception room
- Excellent condition throughout
- Central location to Kingston town centre
- Communal garden
- Allocated parking
- Share of freehold with a long underlying lease
- Potential rental income £1,800
- Investors only



Tenure: Leasehold plus Share of Freehold 997 years – expires 24/03/2022

Service Charge: Approximately £1800 per annum. Includes; Banking, Bank Charges, Company Records, Confirmation Statement, Health & Safety, Fire Door Inspection, Fire Risk Assessment, Insurance, and All Risks.

Ground Rent: N/A

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

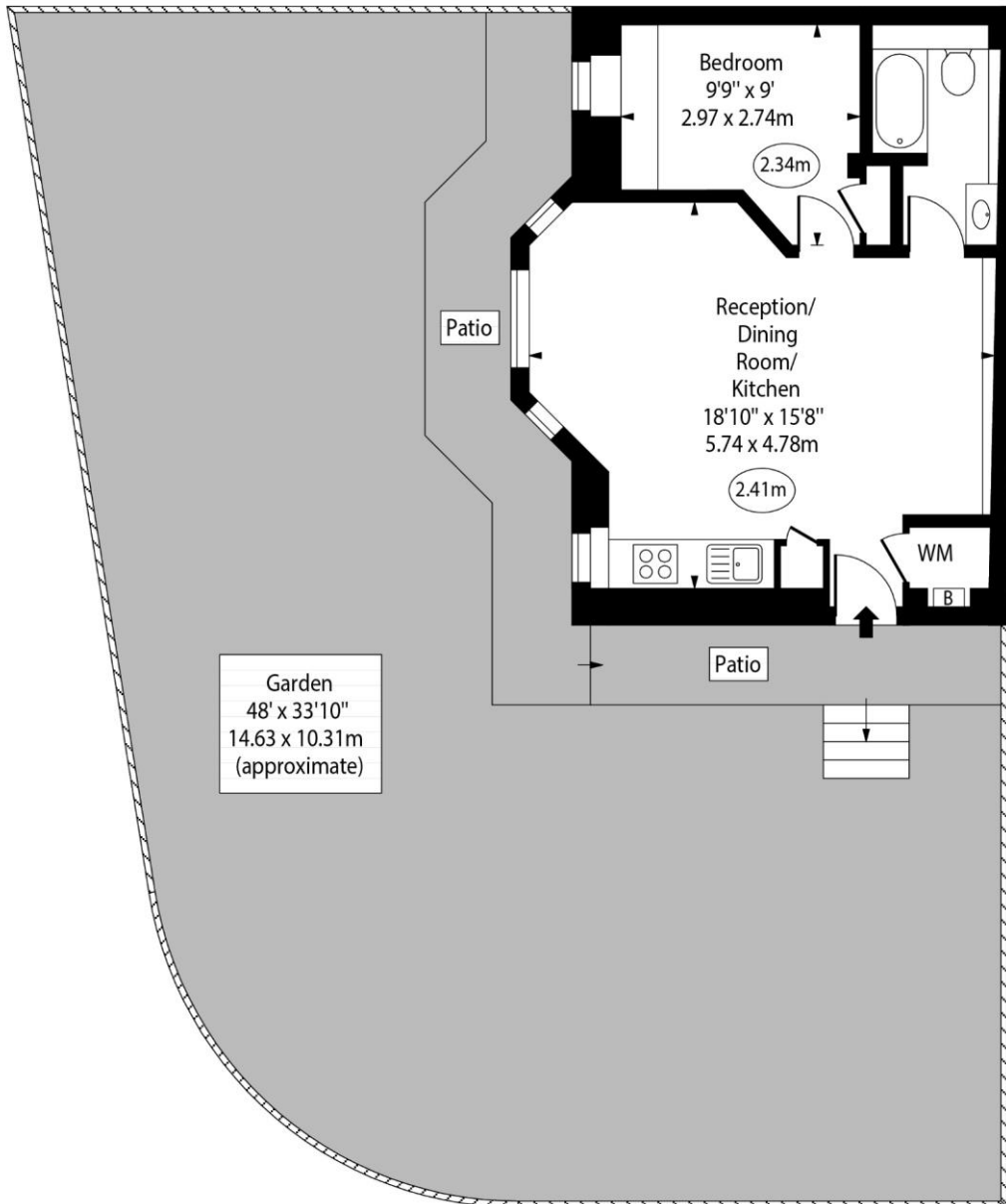
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○ - Ceiling Height



Lower Ground Floor

Approx Gross Internal Area 392 Sq Ft - 36.42 Sq M

For Illustration Purposes Only - Not To Scale

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