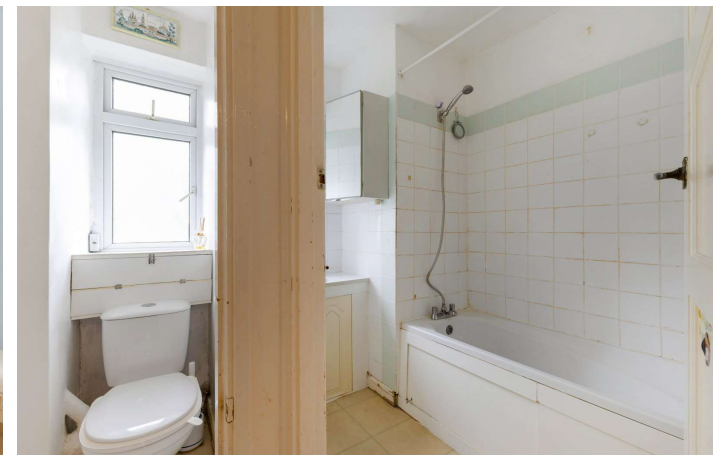




Abinger House  
Kingsnympton Park, KT2









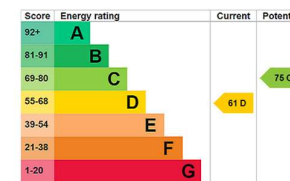
Situated on the top floor of the well-regarded Abinger House, this spacious two-bedroom flat presents an excellent opportunity for buyers seeking a property they can truly make their own. Located within the quiet, leafy development of Kingsnympton Park in Kingston Upon Thames, the flat benefits from a peaceful residential setting while remaining close to the vibrant town centre and excellent transport links, including Kingston and Norbiton stations.

The property features a generous living area, two well-proportioned bedrooms, a separate kitchen, and a bathroom, all offering ample scope for modernisation. Large windows throughout ensure plenty of natural light, and the elevated position offers far-reaching views across the surrounding area. While cosmetic renovation is required throughout, the flat provides a solid foundation for creating a stylish and comfortable home tailored to your tastes.

Abinger House is part of a well-maintained development with communal gardens and residents' parking. The location is ideal for professionals, first-time buyers, or investors, with easy access to local amenities, parks, and highly regarded schools. This is a fantastic opportunity to add value and personalise a home in a sought-after area of Kingston.

- Two bedroom
- Large living room with separate kitchen
- Spacious accommodation
- Scope to renovate
- Short distance to Richmond Park
- Chain free

Asking Price £275,000



**Tenure:** Leasehold 82 years 6 months

**Service Charge:** £850 p/a

**Ground Rent:** £10 p/a

**Local Authority:** Kingston Upon Thames

**Council Tax Band:** C

**Chestertons Richmond Sales**

23a Friars Stile Road

Richmond

Surrey

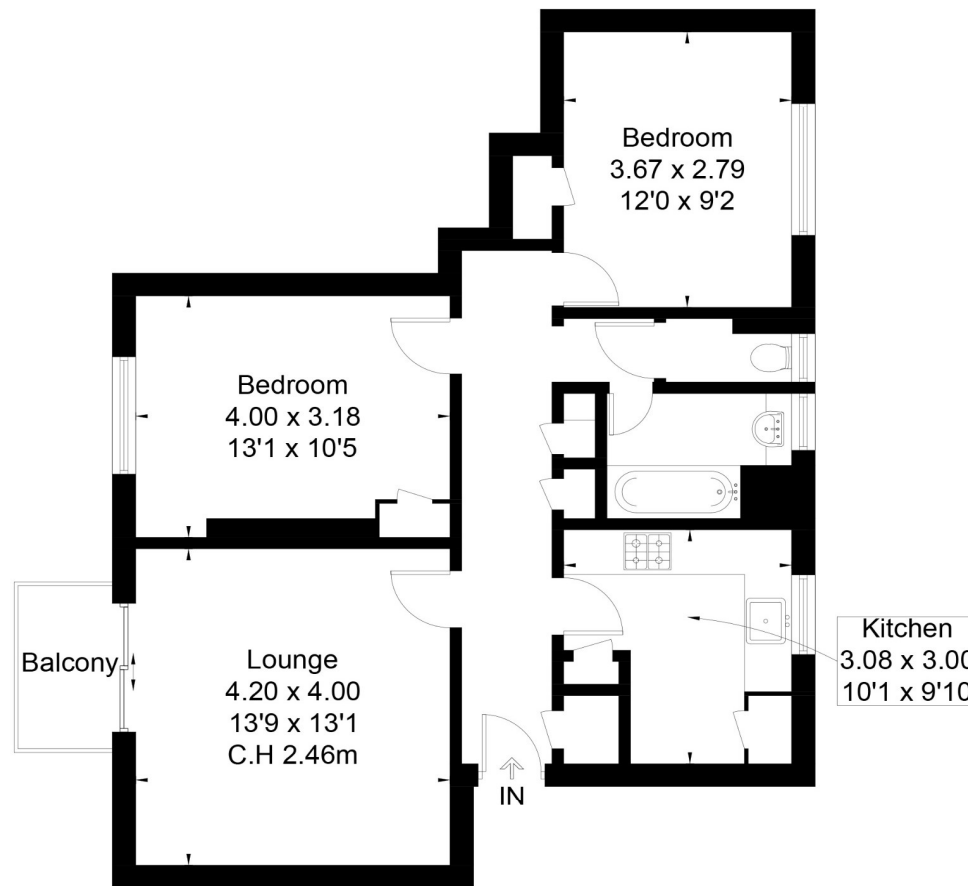
TW10 6NH

richmond@chestertons.co.uk

020 3758 3222

# KINGSNYMPTON PARK KINGSTON UPON THAMES, KT2

Approximate Floor Area = 69.2 sq m / 745 sq ft



Third Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only @fourwalls-group.com #93588

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.

