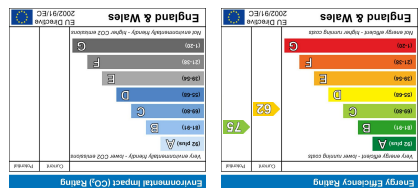


Important Information  
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Approximate Gross Internal Area 1097 sq ft - 102 sq m

34 Richmond Road  
Kingston upon Thames  
Surrey  
KT2 5ED  
www.gibsonlane.co.uk  
Tel: 020 8546 5444

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Seven Kings Way  
Kingston Upon Thames KT2 5BY





### Guide Price £795,000

- Stunning Penthouse Apartment
  - 24 Hour Concierge
  - Communal Gym
  - Three Double Bedrooms
  - Two Bathrooms
  - Wrap Around Balcony
  - Secure (Unallocated) Underground Parking
  - Service Charge £8176.82
  - Ground Rent £250
  - EPC Rating - D
- \* Tenure: Leasehold
- \* Local Authority: Kingston upon Thames

### Description

Located in the Royal Quarter, Kingston Upon Thames, this stunning penthouse apartment on Seven Kings Way offers a perfect blend of modern living and comfort. Built in 2004, the property boasts three spacious double bedrooms, making it an ideal home for families or professionals seeking ample space. As you enter the apartment, you are greeted by a large hallway which leads to the bright and airy reception room that provides a welcoming atmosphere for both relaxation and entertaining. The large balcony extends the living space outdoors, offering a delightful area to enjoy the fresh air and picturesque views of the surrounding area. The property features two well-appointed bathrooms, ensuring convenience for all residents. Additionally, the penthouse benefits from a 24-hour concierge service, providing peace of mind and assistance whenever needed. There is also the added benefit of secure underground parking. For those who value fitness, a communal gym is available, allowing residents to maintain an active lifestyle without leaving the comfort of the building. This penthouse apartment is not just a place to live; it is a lifestyle choice that combines luxury, convenience, and a vibrant community. With its prime location in Kingston Upon Thames, you will find yourself close to a variety of shops, restaurants, and excellent transport links. This property is a rare find and is sure to attract those looking for a sophisticated urban living experience.

### Situation

The Royal Quarter is a prestigious residential development offering secure underground parking, 24hr concierge service, residents' gym, beautiful communal gardens and the building also meets the new safety requirement regulations with a EWS1 SAFE CERTIFICATE. These fine apartments are ideally situated in this sought after North Kingston location moments from Canbury Gardens and the River Thames, Kingston town centre with its many shops, bars, eateries and overland station a short stroll away which provides excellent links to central London. Gatwick and Heathrow airports are within easy reach by car or public transport. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

