



Brook Street, London KT1

Guide price £480,000 Leasehold





Description

This elegant 1 bedroom apartment enjoys prime location in Kingston upon Thames, a bustling market town nestled along the banks of the River Thames. Situated on the 3rd floor of Tryon House, a well-maintained new development that is treating its residents with a range of upscale amenities.

This sophisticated home welcomes you with warm parquet-floored hallway, featuring practical storage rooms. Beyond, an open-plan reception area awaits, offering access to a private balcony overlooking serene, manicured podium gardens. The kitchen boasts high-end appliances, blending functionality with elegant design. The bedroom boasts a generous expanse of sleek, integrated wardrobes, offering abundant storage.

Residents enjoy dedicated concierge service, state-of-the-art fitness centre, private cinema, and productive workspaces.

Conveniently situated less than half a mile from Kingston Station, this location offers a variety of nearby attractions. To one side, within 530 yards, lies Fairfield Recreation Ground, perfect for dog walking or other outdoor activities and within the same distance in the opposite direction, you can enjoy picturesque riverside walks along the Thames. Crossing Kingston Bridge reveals the 750 acres royal park, Hampton Court followed by the magnificent 1,099 acres Bushy Park.

Leasehold 995 years (exp. 12/12/3020)

Ground Rent: Approx. £350 pa

Service Charge: Approx. £2,261.54 pa

Council Tax Band: D

EPC Rating: B

- 1 Double bedroom
- 1 Bathroom
- Open-plan Kitchen/Reception
- Private balcony
- 24hr Concierge

Resident facilities

0.4 miles to Kingston station

Hampton Court Park within half a mile

Approx. 556 sq ft / 51.7 sq m

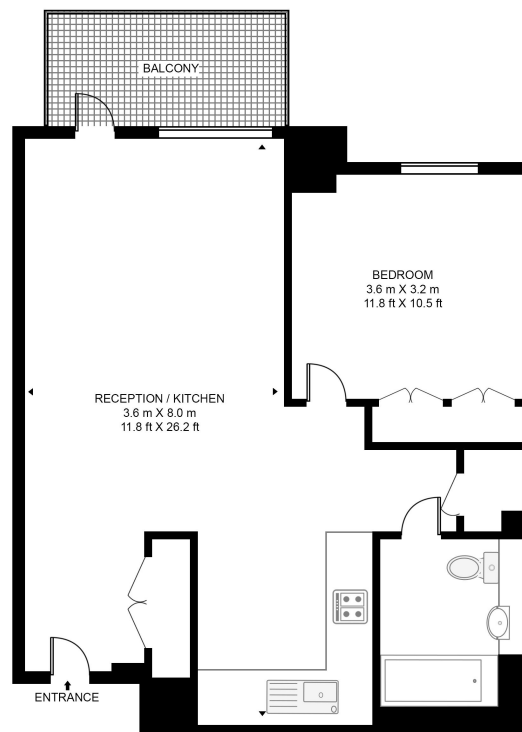


Floorplan

556 sq ft | 52 sq m

TRYON HOUSE, 5 BROOK STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA 556 SQ.FT (51.7 SQ.M)



THIRD FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

Kew Bridge
12 Capital Interchange Way,
London TW8 0SP
020 3147 1880
lettingskewbridge@jll.com

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jll.co.uk/residential

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