



## 2 Bedroom Riverside Apartment Charter Quay, Kingston upon Thames £1,150,000 Share of Freehold

Riverside Apartment with panoramic, unrestricted views of the river Thames and a larger than average, private river front facing terrace.

The apartment boasts approximately 1,237 sq ft of internal living space.

A welcoming entrance hall leads to a spectacular 23'7 x 16'3 ft reception room.

From the reception room you are greeted with the panoramic, and unrestricted views of the river Thames from floor to ceiling windows and doors leading out to the private 28'7 x 4'9ft terrace.

Double aspect high specification kitchen with an island unit / breakfast bar, and views overlooking the Thames and the Charter Quay Landscaped internal courtyard garden.

Doors open to the exceptionally spacious Reception room.

The double aspect principal bedroom has a modern ensuite shower room, 2 x double fitted wardrobes plus further storage.

There is a further double bedroom with 2 x double wardrobe, plus ample storage, and a family bathroom.

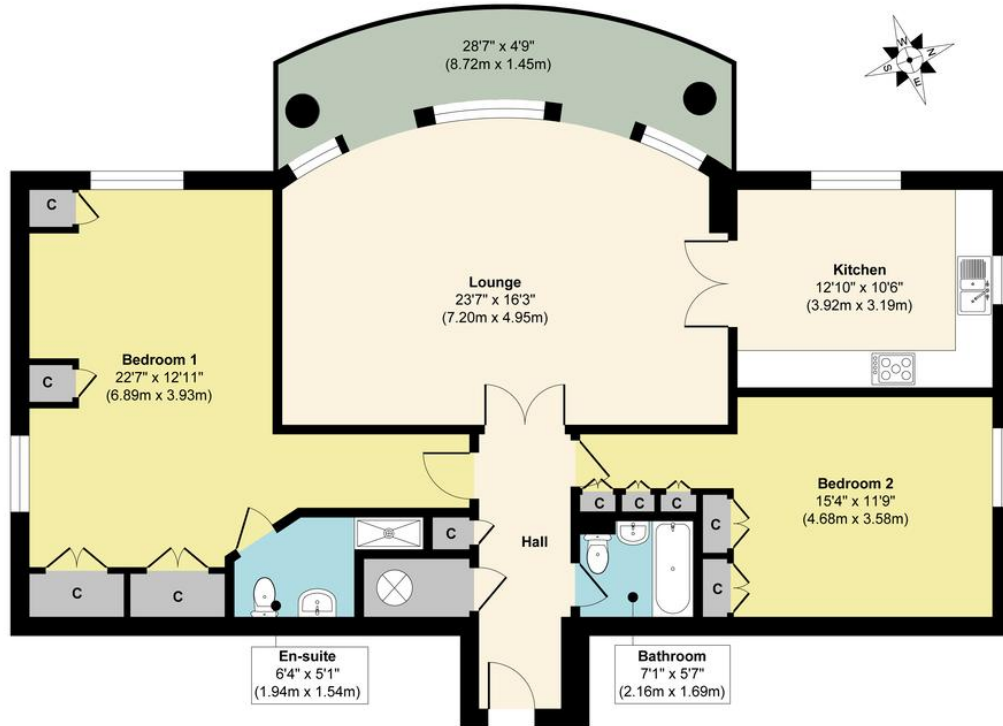
Charter Quay is located on the banks of the Thames within close proximity of Kingston's historic Town Centre with Fenwicks, John Lewis, High Street Stores and Boutique independent shops.

Local restaurants and coffee shops are also located on the Thames or close by, perfect for alfresco dining.

This unique and exceptional property also benefits from an allocated, secure underground parking space, residents' health suite, 24 Hr Concierge service, lift service, Residents landscaped garden and roof garden and business suite.



## Garricks House, KT1



**Approx. Gross Internal Floor Area 1237 sq. ft / 115.01 sq. m.**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Produced by [designimperial.com](http://designimperial.com)

- Panoramic and Unrestricted views of the River Thames and Beyond
- Private 28'7 x 4'9ft River Facing Terrace.
- Spectacular 23'7 x 16'3 ft Reception Room
- Double Aspect High Specification Kitchen
- Floor to Ceiling Windows
- 2 Double Bedrooms with River Views
- 2 Bathrooms
- Ample Storage Throughout
- Allocated Parking Space
- 24hr Concierge Service
- Residents Health Suite and Business Centre
- Residents Roof Terrace and Internal Garden
- Share of Freehold
- Service Charge: £7,148.70 per annum inclusive of reserve contribution
- Council Tax: Band G - £3,957.20 per annum