

# S&B



## **2 Bedroom Riverside Apartment Charter Quay, Kingston upon Thames Guide Price £615,000 Share of Freehold**

2 Bedroom Riverside Apartment with spectacular views of the River Thames, Home Park and Kingston Bridge beyond. Ideally located on the 3rd Floor of Garricks House, this stunning 2 bedroom apartment offers 831 sq ft of internal living space, with a spacious reception room and a door opening to a private balcony above the internal landscaped residents garden.

A fully integrated kitchen is located through double doors, off the reception room, giving the option of open plan living or a separate kitchen area.

The principal bedroom is exceptionally spacious, measuring 16ft x 14.2ft with 2 x double fitted wardrobes and an ensuite shower room.

Further double bedroom, family bathroom and ample storage space off the hallway.

24hr Concierge, Secure Underground Allocated Parking Space

Residents Health Suite, Lift Service

Residents Roof Garden

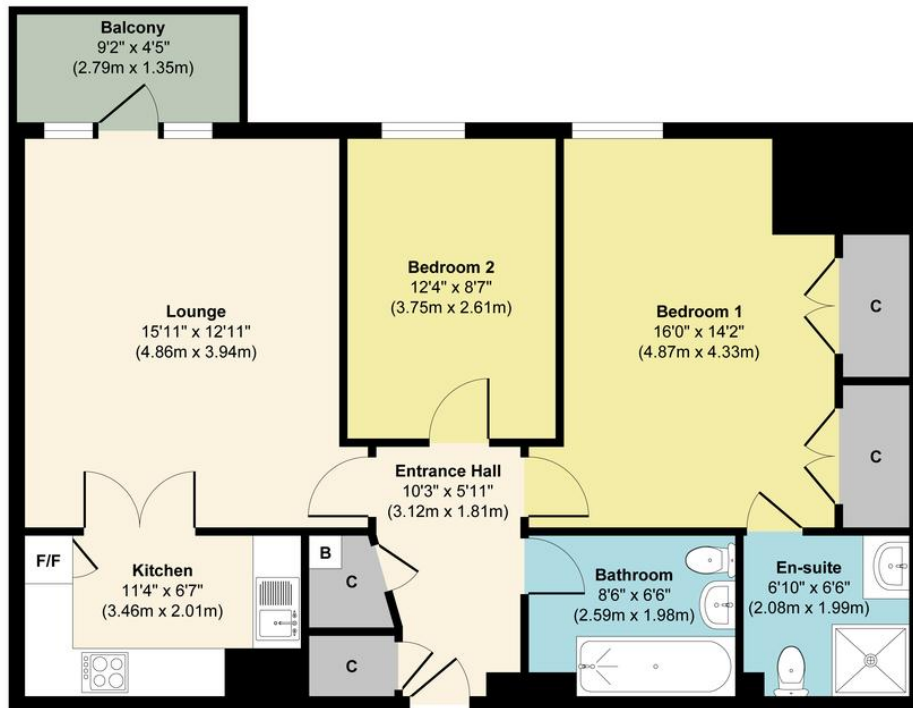
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**Floor Plan**  
**Approx. Gross Internal Floor Area 831 sq. ft / 77.22 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

- 2 Bedroom Riverside Apartment
- Balcony with River Views
- Spacious Living Area
- Fully Integrated Kitchen
- 2 Double Bedrooms
- 2 Luxury Bathrooms
- Allocated Parking Space
- 24hr Concierge
- Lift Service
- Residents Roof Garden
- Residents Health Suite
- Service Charge: £4,790.42 per annum
- Share of Freehold
- Council Tax: Band F - £3,245.24 per annum