

# S&B



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

Exceptionally beautiful 2 bedroom apartment, with direct west facing views over the River Thames and Home Park. Boasting in excess of 1,400 sq ft of internal living space, this stunning apartment is ideally situated on the 3<sup>rd</sup> floor of Garricks House, within the exclusive Charter Quay Riverside development.

The apartment benefits a larger than average reception room measuring approx. 25'10 x 16'3 ft with doors leading out to the west facing balcony which overlooks the Charter Quay internal gardens.

Spacious separate Kitchen/Dining Room with an island unit.

23'4 x 16'9 Principal Bedroom with en-suite and walk in wardrobe, Further double bedroom with Neville Johnson fitted wardrobes and units, which doubles as a comfortable home office. Family bathroom, Air conditioning.

The apartment is serviced with a secure allocated parking space, 24hr concierge, residents health suite, lift service and residents communal garden and roof garden.

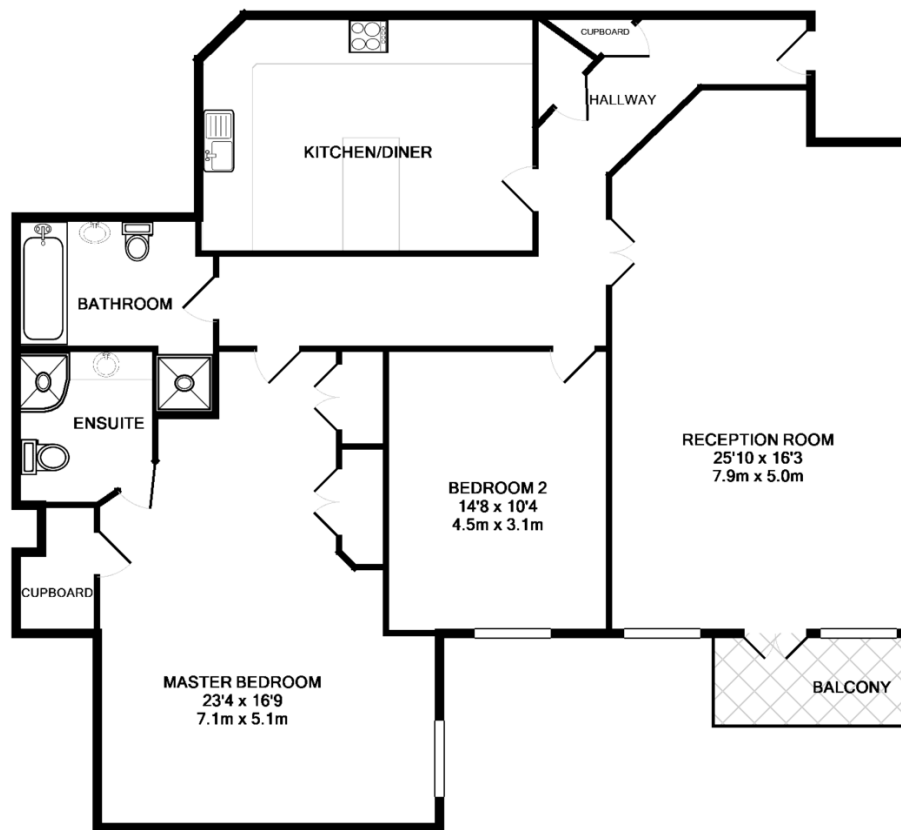
This exceptional property is offered to the market, chain free.

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GARRICKS HOUSE  
TOTAL APPROX. FLOOR AREA 130.2 SQ.M. (1401 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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- 2 Bedroom Riverside Apartment
- West River Facing Balcony
- Over 1,400 sq ft of internal space
- 3<sup>rd</sup> Floor
- 25'10 X 16'3 Reception Room
- Spacious separate kitchen/dining room
- 23'4 x 16'9 Principal Bedroom with ensuite and walk in wardrobe
- Further double bedroom with Neville Johnson fitted wardrobes and units, which doubles as a comfortable home office
- Family Bathroom
- Air conditioning.
- Secure Underground Parking Space
- Lift Service
- 24hr Concierge
- Residents Health Suite
- Service Charge: £6,664.30 per annum
- Share of Freehold
- Council Tax: Band F - £3,245.24 per annum