

# S&B



## **2 Bedroom Luxury Apartment River Walk, Kingston upon Thames £525,000 Leasehold**

Set on the 7th/top floor of the prestigious River Walk Development, a 2 bedroom luxury apartment with far reaching views over the residents landscaped roof garden, and beyond.

River Walk was built just 10 years ago by Redrow Homes London and offers luxury, contemporary living at its finest.

The apartment offers open plan living with a spacious kitchen/living/dining room .

Principal bedroom with an ensuite shower room, built in wardrobes and a private balcony.

Further double bedroom with fitted wardrobes, a luxurious bathroom and utility cupboard.

Underfloor heating, residents communal roof garden and lift service.

River Walk is ideally located in central Kingston within a few steps of the River Thames, Kingston's Historic Town Centre and mainline station with frequent trains to London Waterloo.

Offered to the market chain free.

Contact us today to arrange your appointment to view.

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Living/Dining	4.25 m x 3.26 m	14' x 10'9"
Kitchen	3.17 m x 2.29 m	10'5" x 7'6"
Bedroom 1	4.25 m x 2.92 m	14' x 9'7"
Bedroom 2	3.70 m x 2.75 m	12'2" x 8'11"
Total Area	64.2 sq m	691 sq ft
Balcony	2.95 m x 1.30 m	9'8" x 4'3"



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

- 2 Bedroom 7th/Top Floor Apartment
- Open Plan living accommodation
- 2 Double Bedrooms with Fitted Wardrobes
- 2 Luxury Bathrooms
- Utility Cupboard
- Underfloor Heating
- Lift Service
- Residents Communal Roof Garden
- Central Location
- Close to the Riverside and Canbury Gardens
- 691 sq ft
- Council Tax: Band E - £2,901.95 per annum
- Service Charge: £4,205.96 per annum
- Ground Rent: £465 per annum
- Lease: 240 years remaining