



## **2 Bedroom Riverside Apartment Kingston Riverside, Kingston upon Thames O.I.E.O £850,000 Leasehold**

Stunning and unique 1,000 sq ft, 2 bedroom Riverside Apartment with a 220 sq ft private terrace, adjacent to the residents roof terrace, and a further private balcony. Set on the banks of the Thames, on the 6th floor of this prestigious and highly sought-after development close to Kingston Town Centre and Mainline Station.

The accommodation offers a spacious, double aspect open plan living room with a high specification kitchen and doors leading out to the private terrace. Larger than average principal bedroom with fitted wardrobes, leading on to a further river facing balcony and a luxury en suite shower room. Further double bedroom with double fitted wardrobes, and a guest bathroom. The property also benefits from under floor heating, Concierge Service, Lift Service, Video Entry, and secure underground parking is available to lease by separate arrangement. Offered to the market with no onward chain. Kingston Riverside is ideally positioned within walking distance of Kingston Town Centre, and mainline station with frequent trains to London Waterloo.





## 2 Bedroom Apartment

Living / Kitchen	8.76m (max) x 5.95m	28'8" (max) x 19'6"
Bed 1	4.50m x 4.45m	14'11" x 14'7"
Bed 2	3.54m x 3.40m	11'7" x 11'1"
Area	92.90m <sup>2</sup>	1000ft <sup>2</sup>
Balcony Area	8.90m <sup>2</sup>	95ft <sup>2</sup>
Terrace Area	20.50m <sup>2</sup>	220ft <sup>2</sup>



KINGSTON RIVERSIDE - The Admiralty Building



- 2 Bedroom Riverside Apartment
- 1,000 sq ft of Internal Living Space
- 220 sq ft Private Terrace
- Private Balcony
- 6th Floor
- 2 Double Bedrooms both with double fitted wardrobes.
- 2 Luxury Bathrooms
- Concierge Service
- Residents Roof Garden
- Lift Service
- Service Charge: £6,440.13 per annum [Approx]
- Ground Rent: £400 per annum
- Lease: 987 years remaining
- Council Tax: Band F - £3,594.29 per annum