



2 Bedroom Riverside Apartment Kingston Riverside, Kingston upon Thames £725,000 Leasehold

2 Bedroom Riverside Apartment located in the iconic Kingston Riverside Development in Kingston upon Thames.

Situated on 3rd floor with west facing views overlooking leafy Canbury Gardens & the River Thames.

Spacious open plan reception / kitchen / dining room with sliding doors opening out to a private terrace with stunning views.

Fully integrated kitchen with a wine fridge, stone worktops and glass splashbacks.

Principal bedroom with en-suite shower room and fitted wardrobes, a further double bedroom with doors opening out to the private terrace. Off the hallway there is a sumptuous bathroom, and a utility cupboard.

Underfloor heating, residents roof garden, lift serviced, video entry, concierge service and no chain.

Parking available by separate arrangement.

Kingston Riverside is located within a short walk of Kingston's mainline station with frequent trains to London Waterloo, and Kingston's Historic Market Place with High Street Stores and Independent shops, plus a plethora of restaurants offering alfresco dining along the Riverside.

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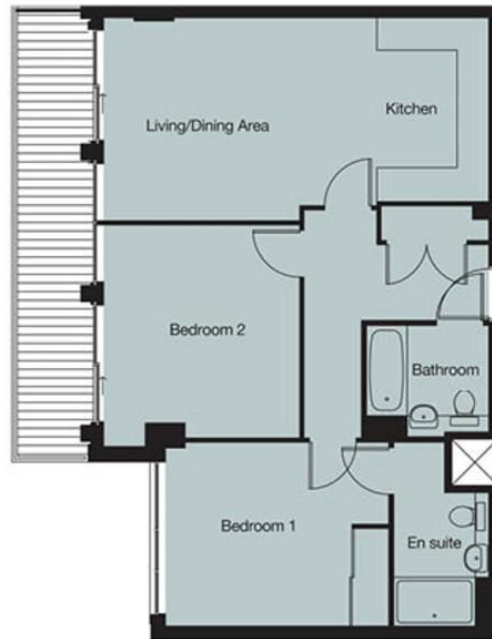
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2 Bedroom Apartment

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|------------------|---------------------|--------------------|
| Living / Kitchen | 7.08m x 3.73m | 23'2" x 12'2" |
| Bed 1 | 4.07m x 3.40m | 13'4" x 11'1" |
| Bed 2 | 3.95m x 3.61m | 12'11" x 11'10" |
| Area | 74.70m ² | 804ft ² |
| Balcony Area | 11.50m ² | 123ft ² |



KINGSTON RIVERSIDE - The Admiralty Building



- 2 Bedroom Riverside Apartment
- Iconic landmark development
- Westerly facing with views over Canbury Gardens and the River Thames
- Private Terrace
- Open Plan Reception Room with doors opening to the Private Terrace
- High Specification Integrated Kitchen
- Principal Bedroom with En suite Shower Room and Fitted Wardrobes
- Further Double Bedroom with doors opening out to the Private Terrace
- Sumptuous Bathroom
- Utility Cupboard off the Hallway
- Offered with no onward chain
- 804 sq ft
- 3rd Floor
- Service Charge: £5,581.25 per annum [approx]
- Ground Rent: £400 per annum
- Lease 988 years remaining approx.
- Council Tax: Band F - £3,429.57 Per Annum