



## **2 Bedroom Riverside Apartment Kingston Riverside, Kingston upon Thames £950,000 Leasehold**

We are delighted offering this spacious 2 bedroom apartment in the prestigious Kingston Riverside Development, to the market for sale.

The apartment, located on the 2nd floor of the Admiralty Building, boasts a spacious 1,051 sq ft of internal space with a private wrap around terrace, looking out the wonderful River Thames.

The accommodation is light and bright, with floor to ceiling windows and includes an air conditioned double aspect river facing reception/dining room and a high specification kitchen.

Principal bedroom with fitted wardrobes and en-suite shower room.

Further double bedroom, also with fitted wardrobes, and a luxury guest bathroom.

The property benefits from underfloor heating, concierge service, residents roof garden and internal garden, lift service and bike storage. Secure gated parking is available by separate arrangement.

Kingston Riverside is ideally located within a couple of minutes from Kingston's historic Town Centre, and mainline station with frequent trains to London Waterloo.

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## 2 Bedroom Apartment

Living / Kitchen	8.13m x 6.71m (max)	26'8" x 22'0" (max)
Bed 1	4.64m x 3.61m	15'2" x 11'10"
Bed 2	4.77m x 3.32m	15'7" x 10'10"
Area	97.70m <sup>2</sup>	1051ft <sup>2</sup>
Balcony Area	14.60m <sup>2</sup>	157ft <sup>2</sup>



KINGSTON RIVERSIDE - The Admiralty Building



- 2 Bedroom Double Aspect Riverside Apartment
- The apartment, located on the 2nd floor of the Admiralty Building, boasting 1051 sq ft of internal living space
- Stunning views of the River Thames
- Wrap around private terrace
- Principal Bedroom with Fitted Wardrobes
- Further Double Bedroom
- Spacious Open Plan Reception / Dining room with a High Specification Kitchen
- 2 Luxury Bathrooms
- Short Walk to Kingston Town Centre
- Underfloor heating & Airconditioning
- Concierge Service
- Residents Roof Garden and Internal Garden
- Service Charge: £5,600 per annum
- Ground Rent: £400 per annum
- Lease: 988 years remaining
- Council Tax: Band F - £3,429.57 per annum