

## **2 Bedroom Apartment Kingston Riverside, Kingston upon Thames £645,000 Leasehold**

Superb 2 double bedroom luxury apartment featuring stunning westerly views over Canbury Gardens and the River Thames. Situated on the 3rd floor within the iconic Kingston Riverside development, This beautifully presented property offers an open plan Living/Dining Room, with a high specification Kitchen and sliding double glazed doors opening out to a full width balcony.

This exceptional property also benefits from a principal bedroom with a separate balcony, en-suite shower room and fitted wardrobes, a second bedroom with fitted wardrobes and a further luxury bathroom.

Underfloor heating, engineered wood flooring, video entry, residents roof garden, concierge service and lift service.

Kingston Riverside is ideally positioned within walking distance of Kingston Town Centre, and mainline station with frequent trains to London Waterloo.

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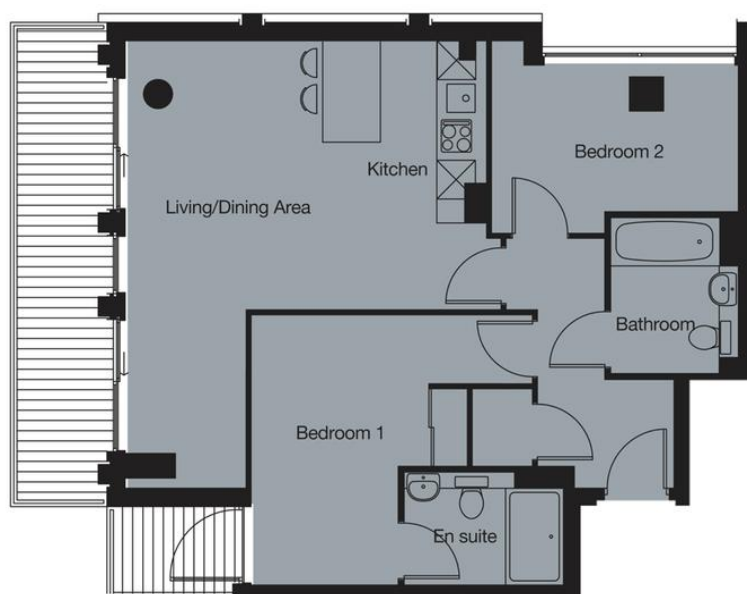
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## 2 Bedroom Apartment

Living / Kitchen	6.93m x 5.62m	22'9" x 18'5"
Bed 1	4.18m x 2.76m	13'9" x 9'1"
Bed 2	3.84m x 2.60m	12'7" x 8'7"
Net Internal Area	70.50m <sup>2</sup>	758ft <sup>2</sup>
Balcony Area	11.1m <sup>2</sup>	119ft <sup>2</sup>



KINGSTON RIVERSIDE - Trafalgar Building



- 2 Double Bedroom Riverside Apartment
- 2 Luxury Bathrooms (one en-suite)
- Principal Bedrooms with a Private Balcony and fitted wardrobes
- 3<sup>rd</sup> Floor – 758 sq ft
- Open plan Living/Kitchen/Dining Room
- Sliding doors to Private River Facing Terrace
- Views over Canbury Gardens & River Thames
- Under Floor Heating
- Video Entry
- Lift Serviced
- Concierge Service
- Easy Reach of Kingston Town Centre & Station
- Service Charge: £5,233.24 per annum
- Lease: 988 years remaining
- Ground Rent: £400 per annum
- Council Tax: Band E - £2,901.95 per annum