



2 Bedroom Maisonette Lower Ham Road, Kingston Upon Thames. £500,000 Leasehold

2 Double Bedroom duplex maisonette, situated in an extremely beautiful location, by the riverside in Canbury Gardens, With direct river views from the reception room and principal bedroom.

The property is double aspect and is arranged over the first and second floors of River View House

The front door opens to the entrance hallway with ample understairs storage and door to the kitchen.

The kitchen window overlooks the manicured communal residents garden and has feature glass bricks through to the reception room.

The reception room features a beautiful bay window overlooking the residents' communal gardens with a majestic magnolia tree and westerly views along Canbury Gardens and the river Thames.

Stairs lead to the second floor with 2 double bedrooms. Spacious Principal Bedroom with a bay window is located to the front of the property, a further double bedroom to the rear with fitted wardrobes / cupboards.

Modern fully tiled bathroom, with a soft water shower filter, New modernised taps with convenient soft touch quarter turn and ample storage.

New flooring throughout and double-glazed windows and 723 sq ft of internal living space. Long lease: 900+ years.

River View House is ideally located within close proximity of the Boaters Inn on the Riverside, just a few minutes' walk of Kingston's vibrant historic town centre and local amenities, and excellent schools nearby including Tiffin Girls School.

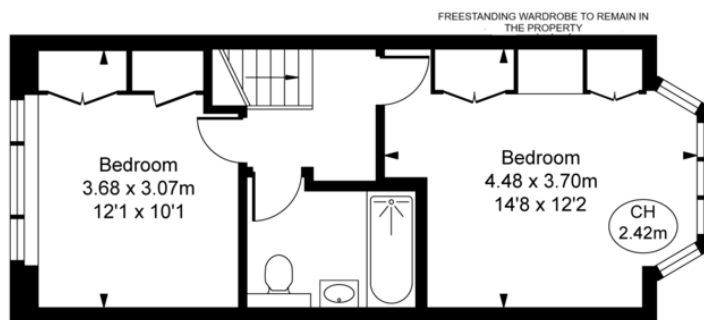
Offered to the market with no onward chain

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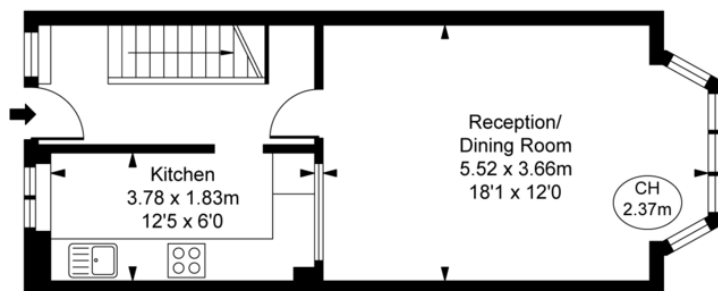
020 8974 8844

sales@stackandbonner.com





Second Floor
Approximate Gross Internal Area
33.74 sq m / 363 sq ft

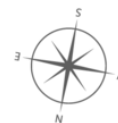


First Floor
Approximate Gross Internal Area
33.45 sq m / 360 sq ft

River View House, KT2

Approximate Gross Internal Area
67.19 sq m / 723 sq ft

(CH = Ceiling Heights)



FULHAM PERFORMANCE
PRECISION YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan with dimensions is available on request. All quoted measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice © Fulham Performance

- 2 Double Bedroom Duplex Maisonette
- Stunning Location with direct river views from the reception room and principal bedroom.
- Accommodation arranged over 1st and 2nd floors
- 723 sq ft
- Separate Kitchen
- Fully Tiled Bathroom
- Manicured Communal Residents Gardens
- Close to Kingston's historic market place, local amenities and excellent schools
- Double Glazed Windows, New Flooring Throughout
- No Onward Chain
- Service Charge: £1,590 per annum
- Ground Rent: £10 per annum
- Council Tax: Band E - £3,041.31 per annum
- Long lease: 900+ years - with a share in the company that owns the Freehold.