



## **2 Bedroom Riverside Apartment Kingston Riverside, Kingston upon Thames £699,950 Leasehold**

Set on the 3rd floor within this prestigious Riverside Development, a truly stunning 2 bedroom, 2 bathroom apartment with 804 sq ft of internal living space and spectacular west facing views over the River Thames and Canbury Gardens.

This exceptional apartment boasts a spacious reception room with doors opening to a private west facing balcony.

The property also benefits from underfloor heating, concierge service, lift service, residents roof terrace and communal gardens.

Offered to the market with no onward chain. Kingston Riverside is situated on the banks of the Thames, within close proximity of Kingston Mainline Train Station and Kingston Town Centre.

The historic town centre boasts department stores Fenwicks and John Lewis, high street shops, boutique stores, coffee shops and restaurants, many offering alfresco dining overlooking the Thames.

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## 2 Bedroom Apartment

Living / Kitchen	7.08m x 3.69m	23'3" x 12'1"
Bed 1	4.07m x 3.63m	13'4" x 11'10"
Bed 2	3.62m x 3.34m	11'11" x 11'0"
Net Internal Area	74.70m <sup>2</sup>	804ft <sup>2</sup>
Balcony Area	11.50m <sup>2</sup>	123ft <sup>2</sup>



- 2 Bedroom Riverside Apartment
- Iconic Development on the banks of the Thames
- Open Plan Living room with a high specification kitchen and access to the private terrace
- Principal Bedroom with Ensuite shower room and fitted wardrobes
- Further bedroom with fitted wardrobes and access to the private balcony
- Family Bathroom
- West Facing Balcony
- 3<sup>rd</sup> Floor – 804 sq ft
- Concierge Service
- Lift Service
- Residents Roof Garden and Internal Garden
- Service Charge: £6,234.96
- Ground Rent: 400 per annum
- Lease: 988 years remaining [approx]
- Council Tax: Band F - £3,594.29 per annum
- Parking available on a lease basis, by separate arrangement