



arnard marcus

Harrier House Antoinette Close, Kingston Upon Thames KT1 2FJ

Not for marketing purposes INTERNAL USE ONLY

welcome to

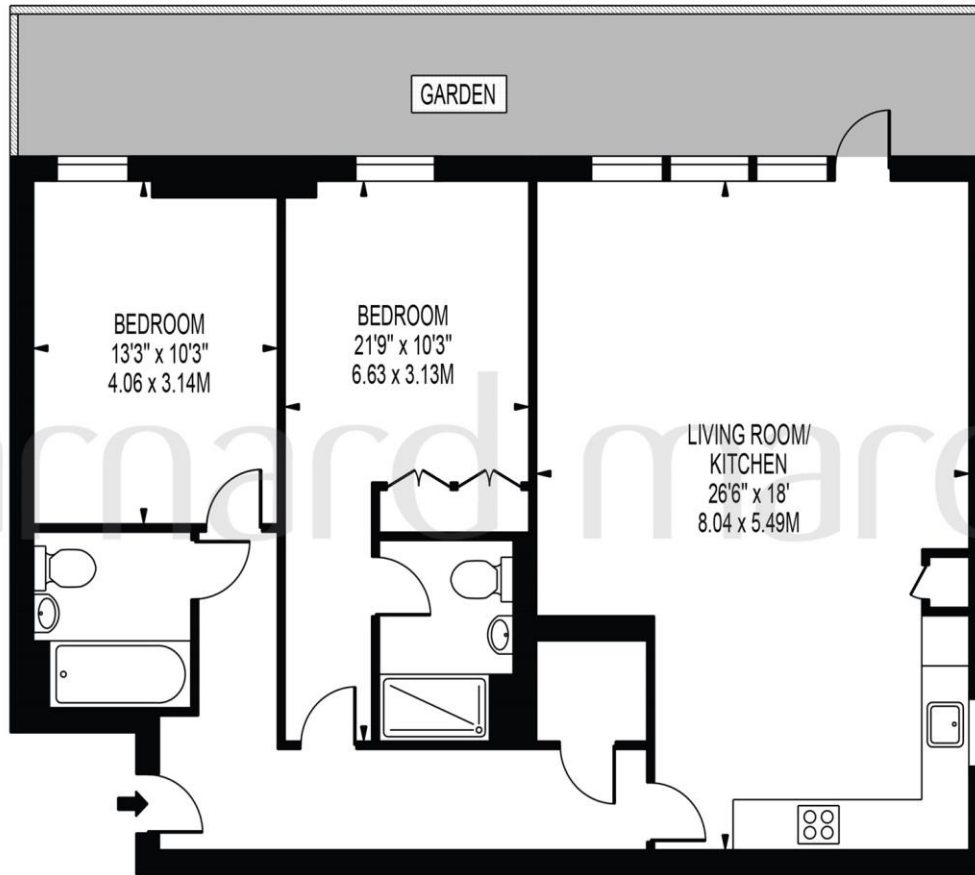
Harrier House Antoinette Close, Kingston Upon Thames

****Guide Price £650,000 - £675,000**** Located nearly an equal distance between Surbiton & Kingston rail station; this beautifully presented two double bedroom ground floor apartment spans nearly 1,000 sq ft of breath-taking living accommodation. Additional benefits include a private west facing patio with underground parking available



HARRIER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 989 SQ FT - 91.90 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Constructed back in 2020, this commodious two double bedroom ground floor apartment resides nearly an equal distance from Surbiton & Kingston rail station as well as their vibrant town centres making this a rare to market property with an exceptional location for all buyers.

The heart of the home lies within the vast & airy living/kitchen/diner that spans the majority of the property. The kitchen comes complete with fully integrated & modern appliances as well as an ample amount of storage & counter top space. The living space allows a large amount of room for both reception & dining furniture making it incredibly versatile. The wall of windows, that also grants access to your private west facing patio, allows an abundance of natural light to illuminate the living area through out the day.

Concluding the home is a sizable hallway that grants access to both of the double bedrooms, the master of which includes a stylish en-suite bathroom, as well as the modern three piece family bathroom. Storage can also be found in the hallway area.

Harrier House also provides a concierge, gym & communal gardens as part of the service charge. There is also the availability to purchase a secured underground parking space.

Two double bedroom apartments of this size & specification within Harrier House are a rare to market opportunity for any keen buyer so immediate inspection is advised to avoid disappointment.

welcome to

Harrier House Antoinette Close, Kingston Upon Thames

- Two Double Bedrooms
- Two Bathroom
- Ground Floor Apartment
- Private Patio
- Secure Underground Parking Available

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£650,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)



Property Ref:
SUR108623 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Not for marketing purposes INTERNAL USE ONLY



020 8390 8181



Surbiton@barnardmarcus.co.uk



5A Surbiton Parade St. Marks Hill, SURBITON,
Surrey, KT6 4RB



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)