



barnard marcus

**Biggin Hill Close, Kingston Upon Thames, KT2 5GB**



**Welcome To  
Biggin Hill Close, Kingston Upon Thames**

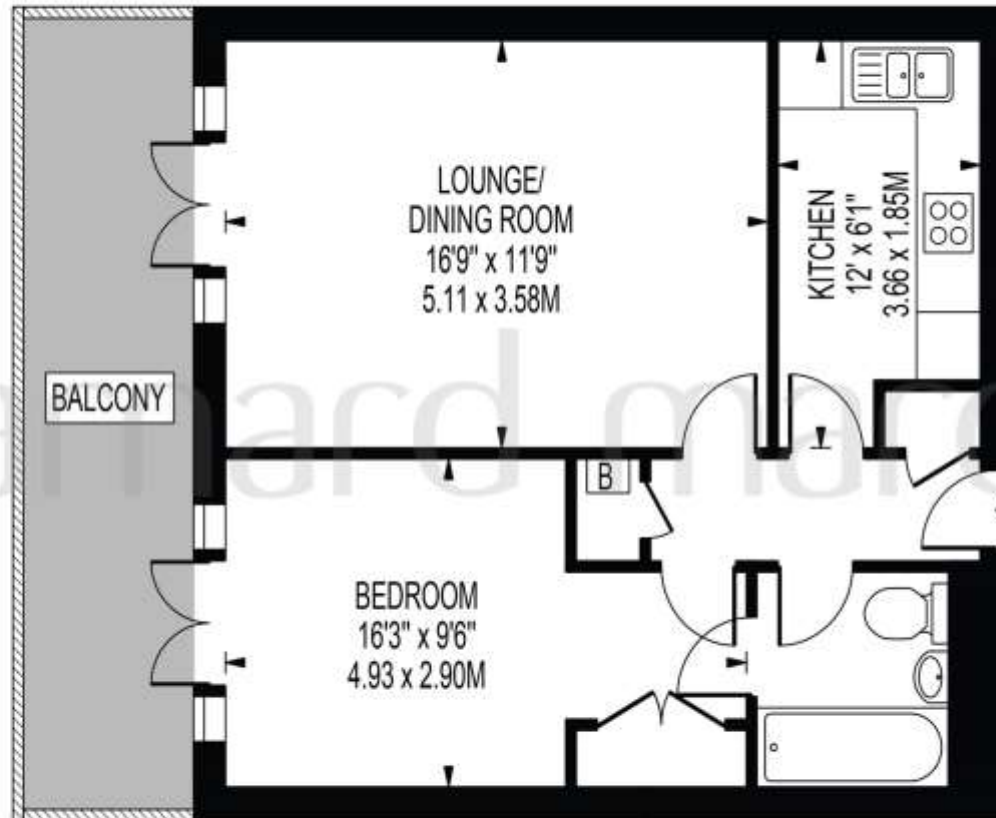
A larger than average one bedroom first floor apartment in a quiet development with an allocated parking space.





## BIGGIN HILL CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 498 SQ FT - 46.26 SQ M



FIRST 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.

The apartment offers neutral decoration throughout. The internal accommodation offers an entrance hallway, generous lounge and double bedroom of which both offer direct access onto a balcony which stretches the whole length of the flat and overlooks the river Thames and beautiful greenery. In addition there is a bathroom which can be accessed from both the hallway and master bedroom. Other features include ample storage and a separate kitchen with fold down table.

The apartment is located a short walk from Ham Parade of shops and a short bus ride to Richmond or Kingston town centres. Additional benefits include gas central heating and double glazing. Available Now. Please call to arrange your viewing.

## Welcome To

### Biggin Hill Close, Kingston Upon Thames

- One Bedroom
- Allocated Parking
- Private Balcony
- Popular Location
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Offers in Excess of  
**£375,000**



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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
SUR106548 - 0007

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.



Please note the marker reflects the  
postcode not the actual property

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