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East Lane, Kingston Upon Thames, KT1 2NN

An excellent, three-bedroom, two-bathroom, three-storey mews house with a private sunny terrace and gated parking space. Located in a select development within moments' walk of Kingston town centre, the Thames riverside and Kingston station. The many benefits include a large living room with ample sitting and dining space and French doors opening onto the terrace. There is a separate modern fitted kitchen with integral appliances. There is a welcoming entrance hallway and a ground floor cloakroom. On the first floor, two double bedrooms with fitted wardrobes and a modern white bathroom suite. On the first floor landing is also another set of fitted wardrobes. On the second floor is a large master bedroom with French doors and a Juliet balcony. There is also a good size shower room with eaves storage space. The private garden terrace is south facing. Gas central heating and double glazing. Council tax band F. We are informed the annual estate charge for last year was £683. A lovely home in a central location.

Guide Price £700,000 Freehold

EPC Rating:

East Lane, Kingston Upon Thames, KT1

Approximate Area = 1099 sq ft / 102.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1131889

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fittings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		