



Portsmouth Road, Kingston Upon Thames, KT1 2ND

An excellent two double bedroom garden floor apartment set in a grand Victorian villa overlooking the Thames. Surbiton mainline station and Kingston town centre are within walking distance. The many benefits include a large living room with ample sitting/dining space and an open plan, sleek contemporary kitchen with integral appliances. The large master bedroom includes a dressing area. There is a double second bedroom and a white and stone bathroom with a shower over the bath. Gas central heating. Council tax band C. Sold with a Share of the Freehold and a lease of approx. 920 years. We are advised that service charge is £100pcm. No onward chain.

Guide Price £369,950 Leasehold - Share of Freehold

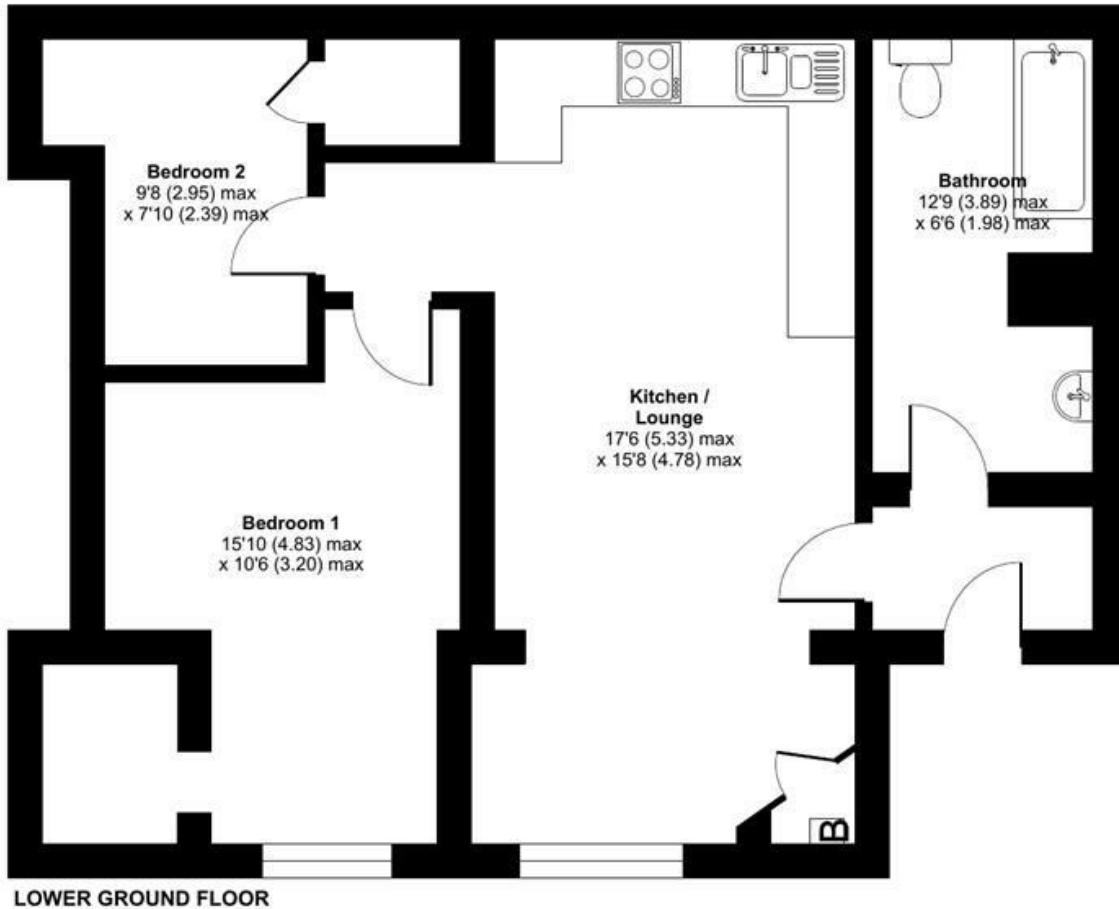
EPC Rating: C

Anglesea Lodge, Portsmouth Road, Kingston Upon



Approximate Area = 666 sq ft / 61.9 sq m

For identification only - Not to scale

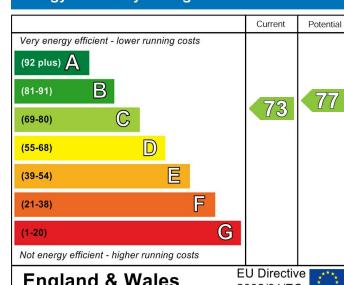


Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
Produced for Matthew James. REF: 995811

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



Environmental Impact (CO₂) Rating

