



Matthew James

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Birkenhead Avenue, Kingston Upon Thames, KT2 6RS

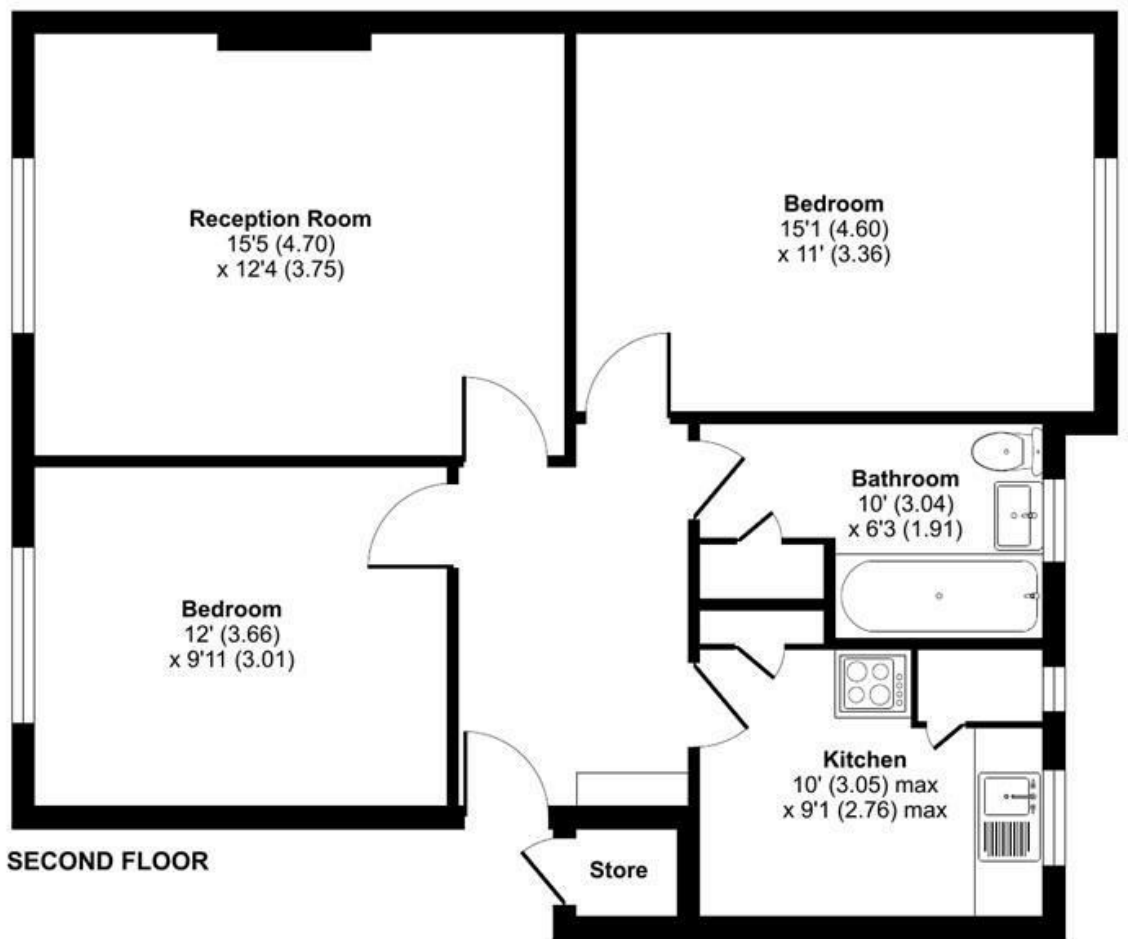
A good-size two-double-bedroom top-floor purpose-built apartment, the property is in need of refurbishing and modernising. Located in a popular development within walking distance of Kingston town centre and both Kingston and Norbiton stations, with shops and amenities moments away. The many benefits include a welcoming entrance hallway. There is a large lounge with ample sitting and dining space plus a separate kitchen. Two large doubled rooms and a bathroom. Sold with a lease in excess of 900 years. We are informed the service charge is £913.70 per qrt. Sold with no onward chain.

Guide Price £300,000 Leasehold

EPC Rating: F

Norbiton Hall, Birkenhead Avenue,
Kingston Upon Thames, KT2

Approximate Area = 709 sq ft / 65.8 sq m
Outbuilding = 8 sq ft / 0.7 sq m
Total = 717 sq ft / 66.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1281757.

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/fitings 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		