



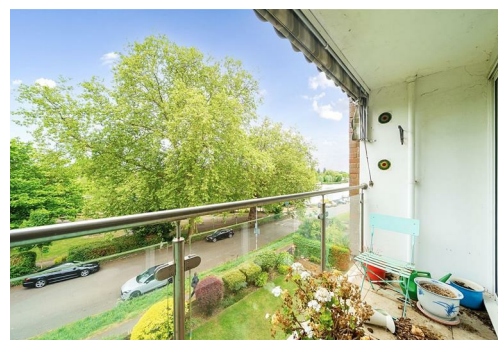
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Albany Park Road, Kingston Upon Thames, KT2 5SP

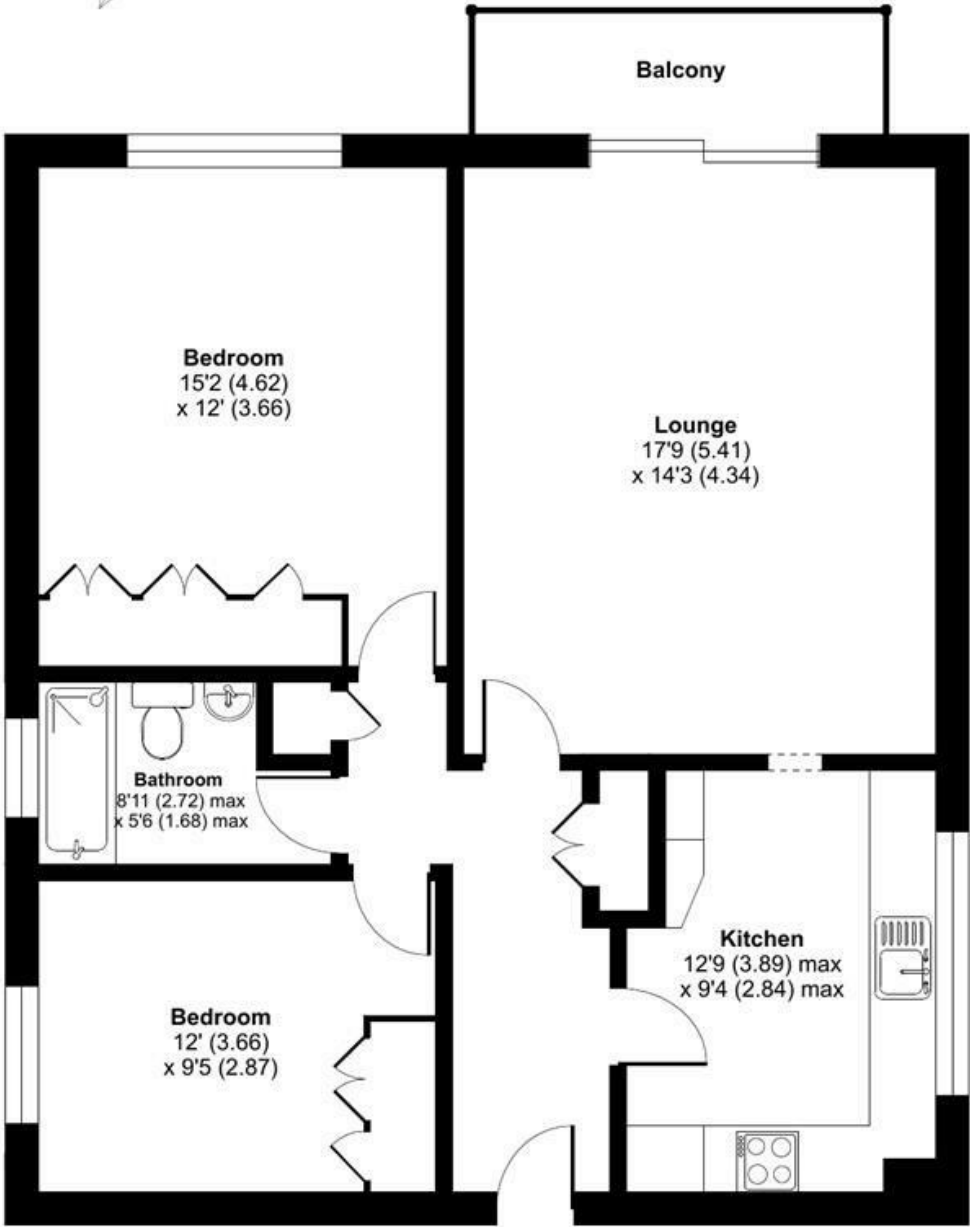
An outstanding spacious two-double-bedroom second-floor lift-serviced apartment with a private balcony overlooking the Thames and a garage. The property is in need of updating. Many benefits include direct views of Canbury Gardens and the River Thames. A large reception room with ample sitting and dining space and sliding doors opening to the balcony. There is a good size separate fitted kitchen with integral appliances. The spacious main bedroom includes fitted wardrobes and river views. The second double bedroom also includes wardrobes. The white bathroom suite also includes a shower over the bath. There is a welcoming entrance hallway with storage. Electric heating and double glazing. Well-maintained communal hallways and gardens. There is a garage with a remote-controlled door. Council tax band D. Lease in excess of 900 years. We are informed the service charge is £3757.26 pa. Sold with no onward chain.

Guide Price £599,950 Leasehold

EPC Rating: D

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Approximate Area = 838 sq ft / 77.8 sq m
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Matthew James. REF: 1286724

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.

