



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



## Uxbridge Road, Kingston Upon Thames, KT1 2LR

A spacious top floor, lift-serviced two-double-bedroom apartment with a private balcony. Located on one of the highly desirable 'river roads' within walking distance of Surbiton mainline station, high street, the River Thames and Kingston town centre. The many benefits include a large living room with ample sitting and dining space and a door leading to the private balcony. There is a separate modern shaker-style kitchen with a built-in oven, hob and hood. There is a large master bedroom and a double second bedroom. A modern shower room with a large walk-in shower. The welcoming entrance hallway has extensive storage. Gas central heating and modern double glazing. The communal gardens and hallways are well-maintained. Parking on a first come first served basis. Sold with a Share of the Freehold and a lease in excess of 900 years. Council tax band D. We are advised the current service charge is £1456.31 pa. and ground rent £30 pa. No onward chain.

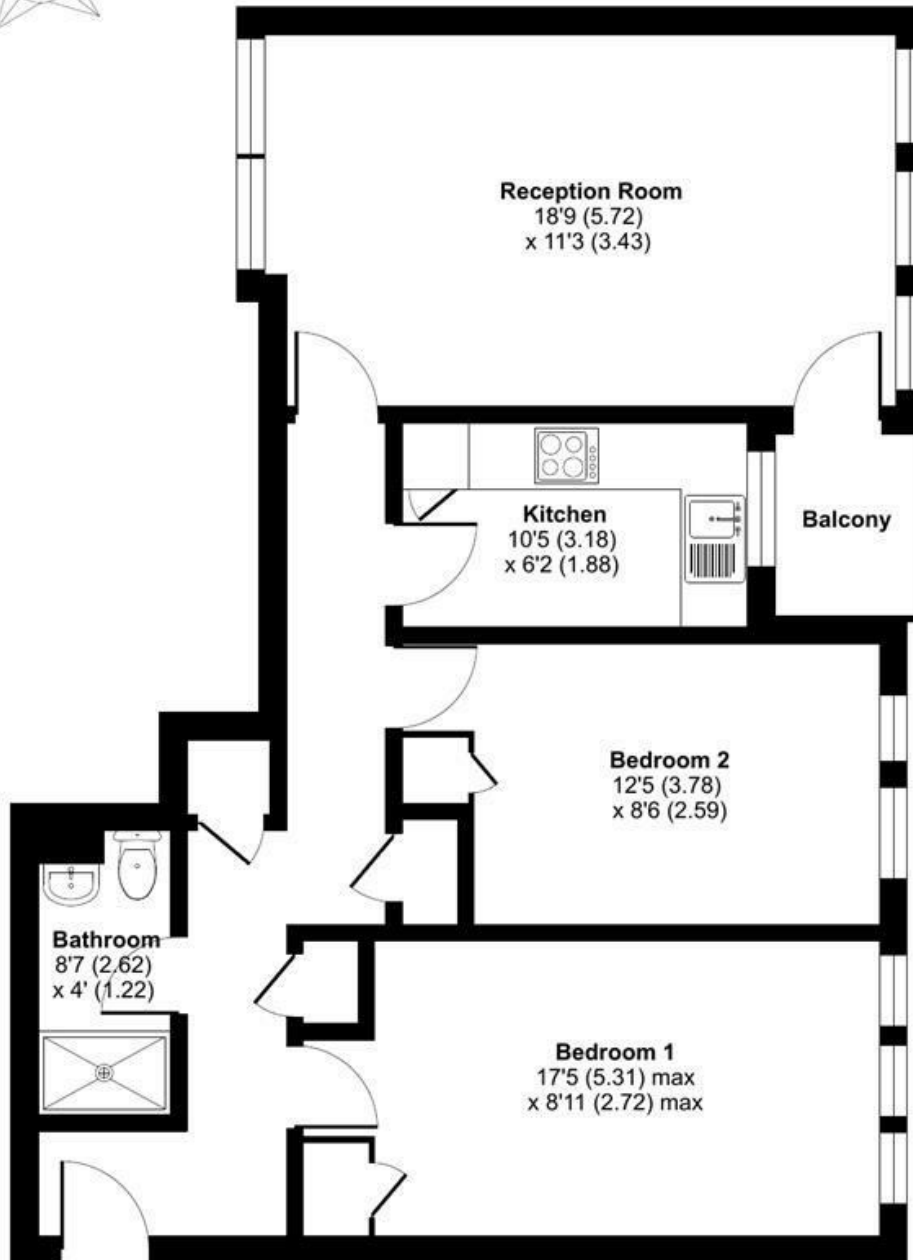
**Guide Price £425,000 Leasehold - Share of Freehold**

**EPC Rating: D**

# Rivermead, Uxbridge Road, Kingston Upon Thames, KT1

Approximate Area = 732 sq ft / 68 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 969805

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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |
|   | 64      | 77        |

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