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Anglesea Road, Kingston Upon Thames, KT1 2EW

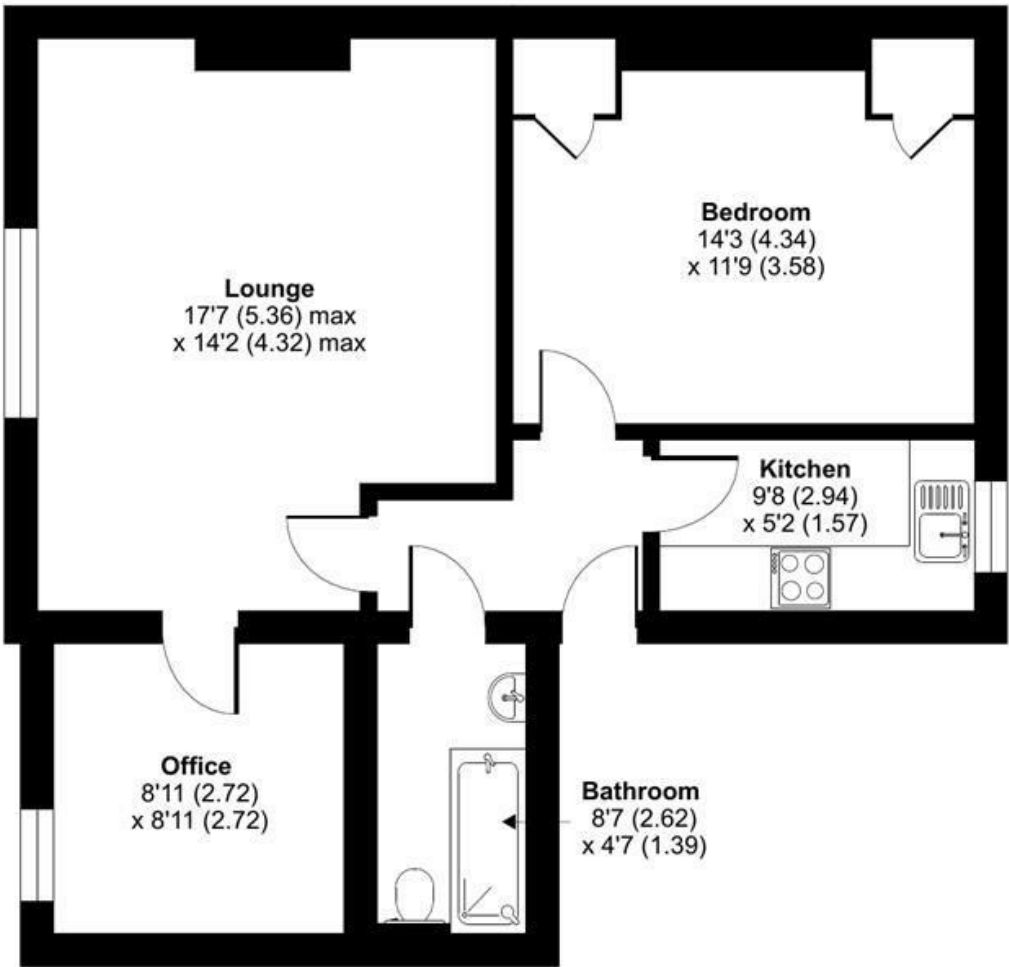
An excellent, spacious two-bedroom upper ground floor conversion apartment set in a grand Victorian house. Located on a desirable 'river road' within walking distance of Surbiton mainline station and high street as well as Kingston town centre with the Thames at the end of the road. The many benefits include a large reception room with tall ceilings, a fireplace, large sash windows and ample sitting and dining space. There is a separate modern fitted kitchen with appliances. The main bedroom also enjoys tall ceilings and a large sash window. There is also fitted wardrobes. There is a coordinated second bedroom accessed from the reception room. The modern white bathroom suite includes a shower over the bath. Gas central heating. There is a communal garden to the rear and parking. Sold with a Share of the Freehold and a new lease in excess of 900 years. We are informed the service charge is £25 per month. No onward chain.

Guide Price £439,500 Leasehold - Share of Freehold

EPC Rating: C

Anglesea Road, Kingston Upon Thames, KT1

Approximate Area = 645 sq ft / 60 sq m
For identification only - Not to scale



GROUND FLOOR



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: 1326006

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.

