



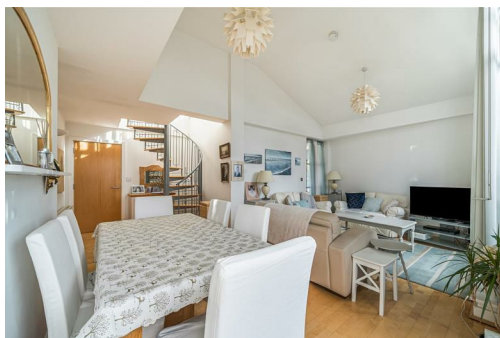
Matthew James

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



The Bittoms, Kingston Upon Thames, KT1 2AN

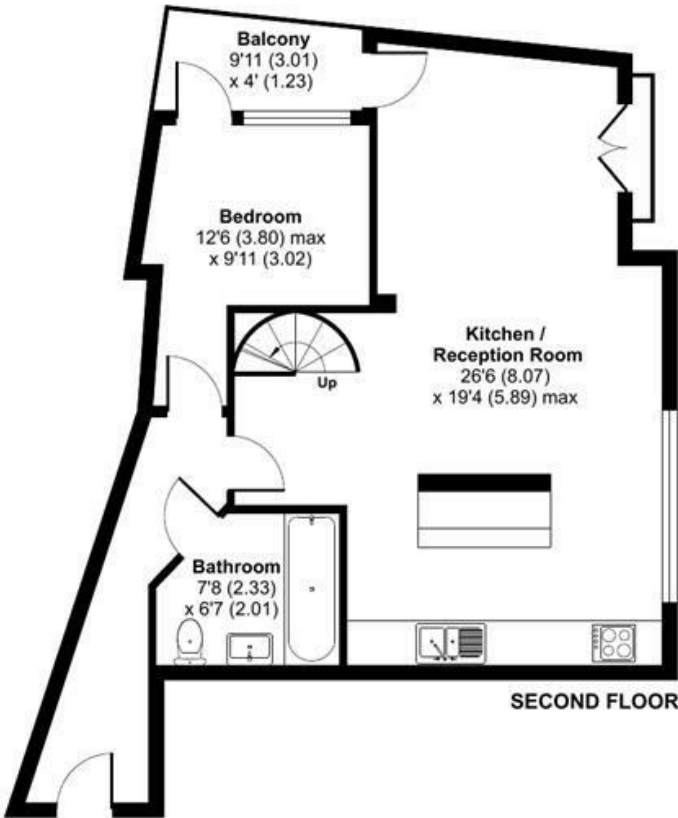
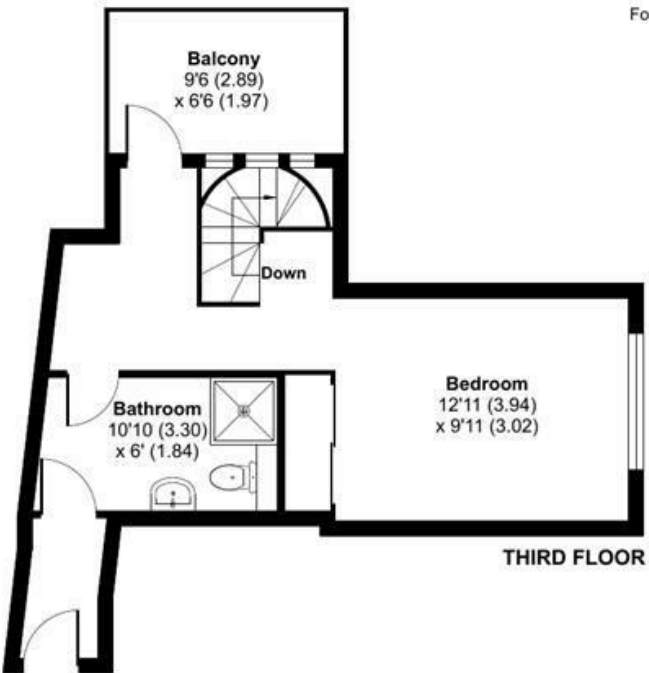
An outstanding two double-bedroom lift-serviced duplex apartment, positioned on the second and third floors, with two private balconies and parking. Set within a landmark building in central Kingston, The Bentall Centre, the River Thames and Station are all within a short walk. The many benefits include, on the second floor, a large open-plan living room with ample sitting and dining space, a door to a secluded balcony and a modern fitted kitchen with appliances. Plus a good size second bedroom and a white and stone bathroom suite. A spiral staircase leads to the upper floor with the master bedroom suite, an ensuite shower room and access to another private balcony. Electric heating, double glazing and parking. Council tax band E. Lease 101 years. We are informed the service charge is £3224.30 pa and the ground rent £250 pa. No onward chain.

Guide Price £465,000 Leasehold

EPC Rating: C

The Bittoms, Kingston Upon Thames, KT1

Approximate Area = 942 sq ft / 87.5 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). © n°checon 2025. Produced for Matthew James. REF: 1372411

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		
	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		