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Denmark Road, Kingston Upon Thames, KT1 2RZ

TO LET

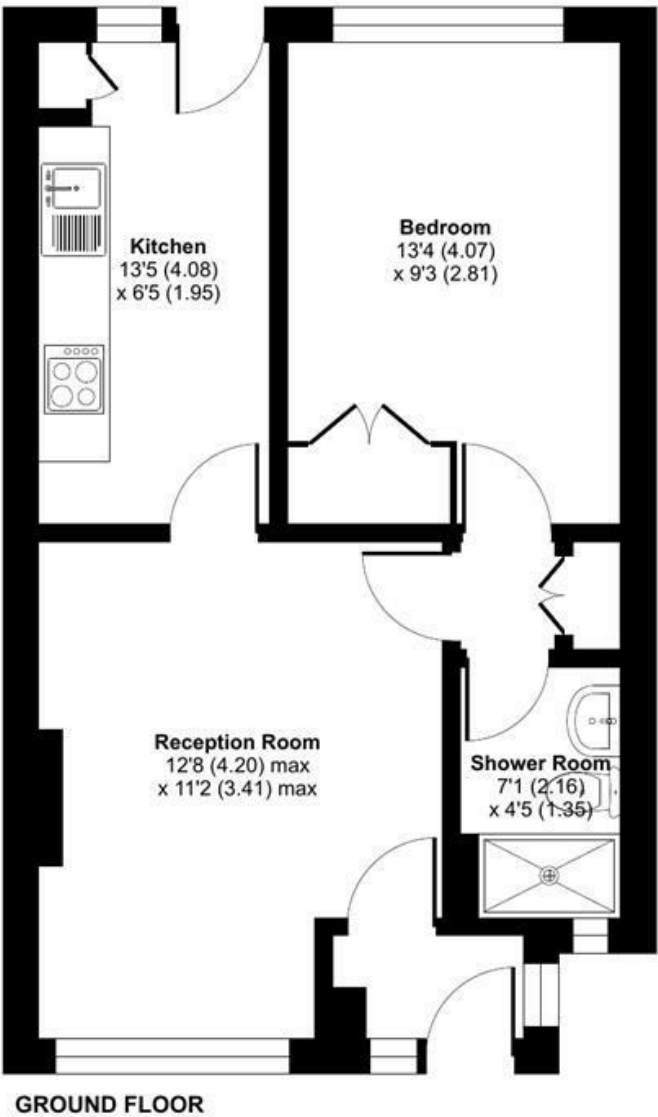
A well located one bedroom ground floor purpose apartment with it's own entrance and direct access to a communal garden. Located within walking distance of Kingston town centre and station. The many benefits include a good size living room with sitting and dining space. There is a separate modern fitted kitchen with appliances and a door leading out to the communal garden. The double bedroom includes fitted wardrobes. There is also a modern white shower room. The property benefits from gas central heating and double glazing, is offered unfurnished and is available from mid December. Council tax band C.

£1,300 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: C

Denmark Road, Kingston Upon Thames, KT1

Approximate Area = 436 sq ft / 40.5 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: 1383561

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market , all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

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		73	76
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			