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Springfield Road, Kingston Upon Thames, KT1 2SA

An amazing, rebuilt and remodelled spacious split level apartment with generous flexible accommodation arranged over three floors, a private terrace, parking and secluded communal garden. Located on a lovely residential road within walking distance of Kingston town centre and railway station, the Thames and Surbiton mainline station. The many benefits include, a grand sitting room with tall ceilings, a period fireplace and a bay window. There is a large, separate, well-fitted kitchen dining room as well as an additional utility space. On the upper ground floor level there is a sumptuous new bathroom suite with roll top bath and a walk-in shower. On the ground floor, a second entrance with a large hallway, a new contemporary shower room and a large bedroom with bi-folding doors opening onto the garden. On the first floor there are two further bedrooms, the rear room with a balcony overlooking the garden. The original entrance is on the upper ground floor, the hallway incorporates the utility space and has a door leading out to the private terrace. There is driveway parking at the front. Sold with a Share of the Freehold and a lease in excess of 900 years. We are advised the current service charge is £70 per month. Council tax band D. A wonderful home in an excellent location.

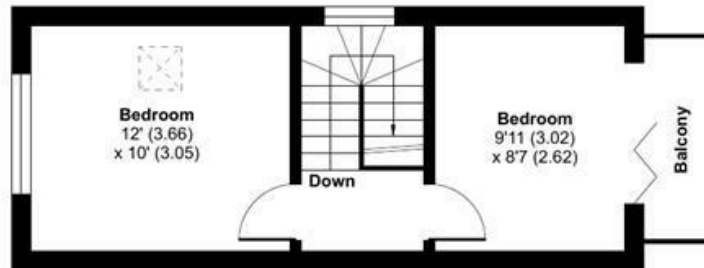
Guide Price £799,950 Leasehold - Share of Freehold

EPC Rating: C

Springfield Road, Kingston Upon Thames, KT1

Approximate Area = 1349 sq ft / 125.3 sq m

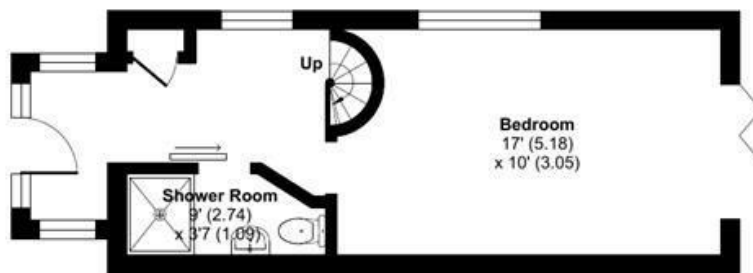
For identification only - Not to scale



FIRST FLOOR



UPPER GROUND FLOOR



GROUND 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: 1043159

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/fitments 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		72	85
	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		