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Beaufort Road, Kingston Upon Thames, KT1 2TQ

An outstanding two bedroom ground floor garden apartment with a private garden, extensive cellar storage and parking. Located within the highly desirable Grove Crescent conservation area, Surbiton Mainline station and Kingston town centre are within walking distance. Local shops, schools and amenities can be found on the 'doorstep'. The many benefits include a lovely open plan living space which incorporates a sleek contemporary kitchen with integral appliances, stone surfaces, a dining bar and French doors opening onto the garden. Plus a large lounge and dining area. A large master bedroom plus a good size second bedroom and a sumptuous white and stone bathroom with a shower over the bath. The spacious cellar offers excellent storage has power and light and is accessed from the entrance hallway. The private enclosed garden to the rear includes a storage shed and side pedestrian access. There is a parking space at the front of the property with an EV charging point. Council tax band C. We are advised the outstanding lease is approx. 120 years. We are also advised the building enjoys a 'right to manage' and the current service charge is £2,897.71 pa. Ground rent £400 pa. A lovely home.

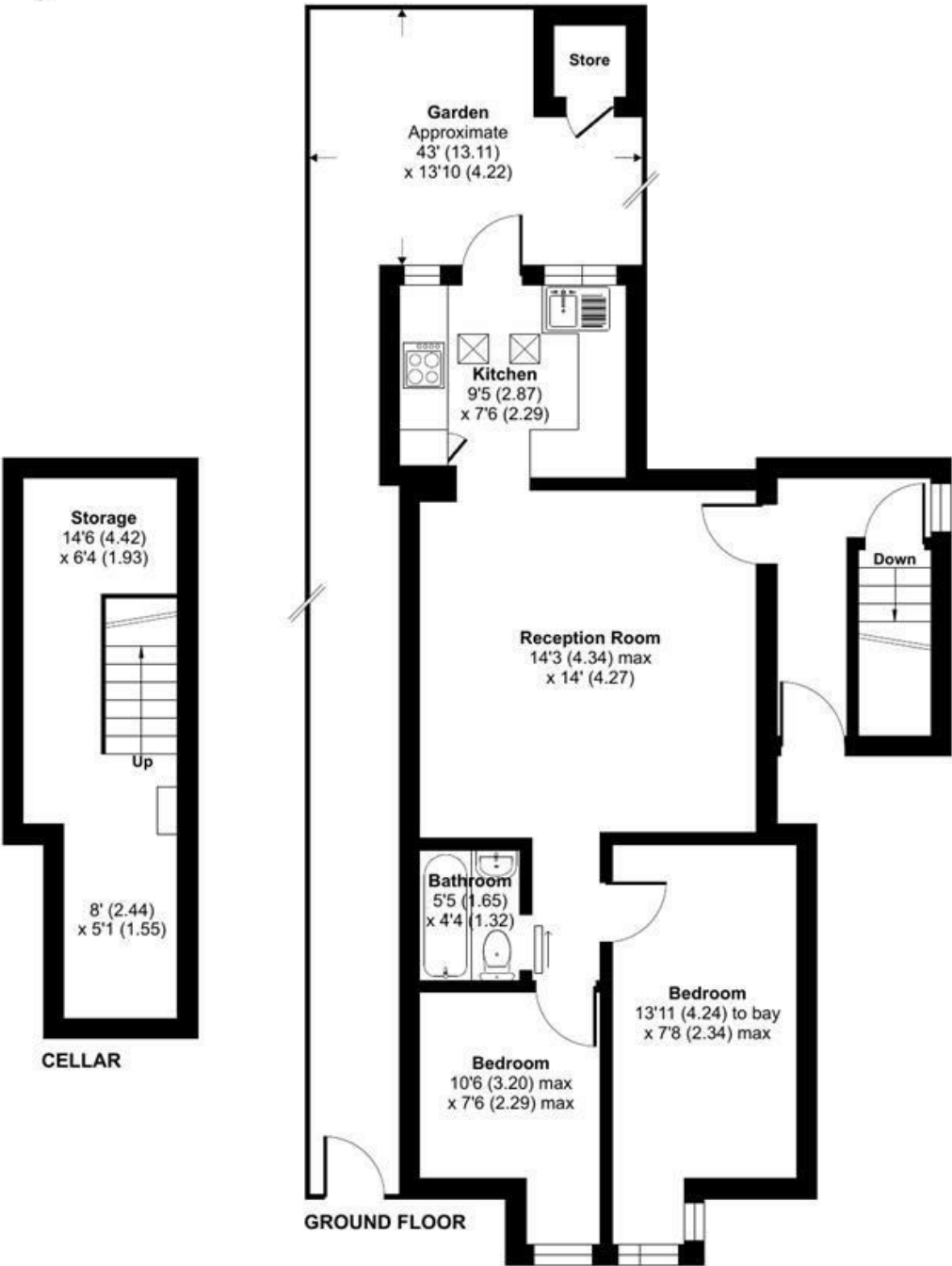
Guide Price £475,000 Leasehold

EPC Rating: C

Beaufort Road, Kingston Upon Thames, KT1

Approximate Area = 730 sq ft / 67.8 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 1012962

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) 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		
73	73	
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		
73	73	
England & Wales		
EU Directive 2002/91/EC		