

# S&B



## **2 Bedroom Riverside Apartment Elder House, Kingston Upon Thames. £735,000 Leasehold**

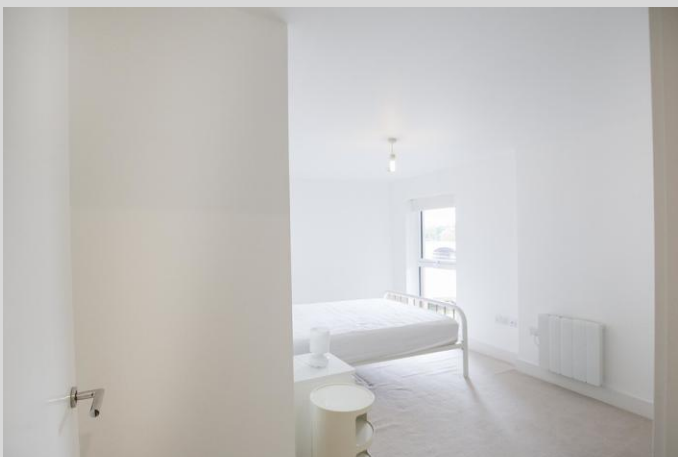
With stunning views of the river Thames and Kingston Bridge, a 2 bedroom executive apartment in Elder House, Kingston upon Thames. Built in 2012 by St James, Berkeley Homes, this exceptional apartment offers 922 sq ft of internal living space.

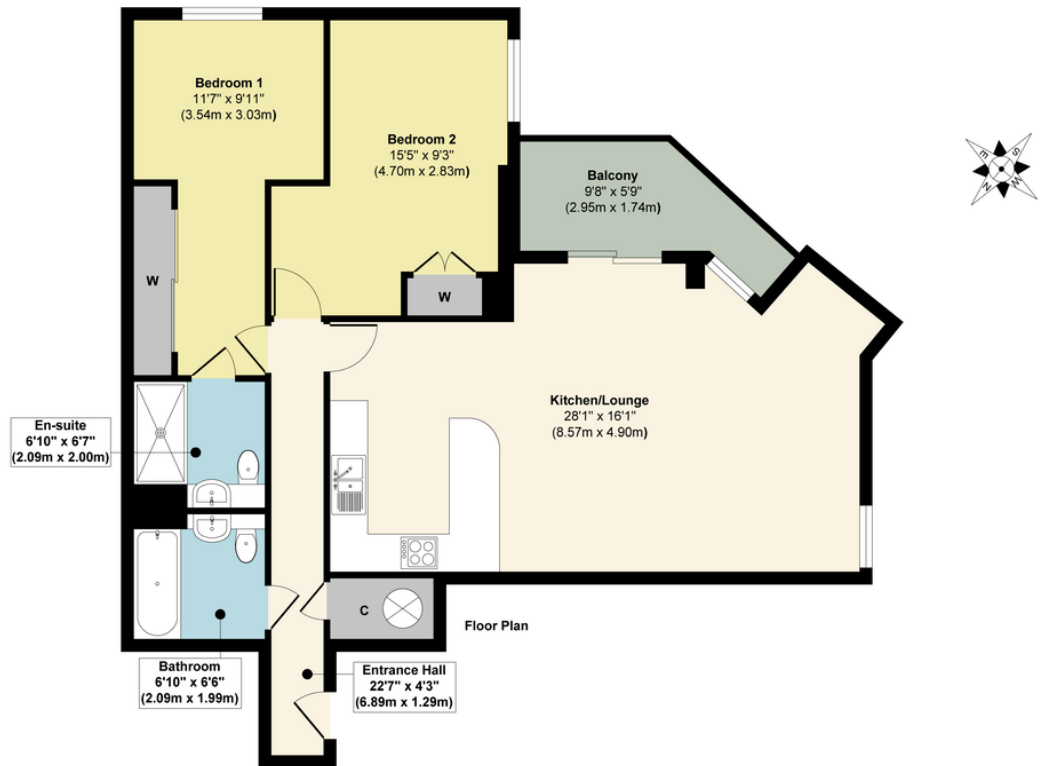
Ideally located within this highly sought after development located in the heart of Kingston town centre, within walking distance of Kingston Station and just moments from the River Thames. The property boasts a light and airy open plan living / dining room which leads to private terrace, a modern fully integrated kitchen, two double bedrooms with ensuite and fitted wardrobes to the principal bedroom. Further benefits include secure underground parking, 3 communal roof terraces with views of the River Thames, and a ground floor atrium with seating area and mature trees. Lift service.  
The property is being sold with no onward chain.

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**Approx. Gross Internal Floor Area 922 sq. ft / 85.69 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

- 2 Bedroom Riverside Apartment
- Stunning views of the river and Kingston Bridge
- 922 sq ft of internal living space
- 2<sup>nd</sup> Floor
- Private Balcony
- Open Plan Living/Kitchen/Dining Room
- 2 Double Bedrooms
- Secure Underground Parking for 1 car
- 2 Luxury Bathrooms
- Right to Park Secure Underground Parking
- Service Charge: £5,305.24 per annum
- Ground Rent: 550 per annum
- Council Tax: Band F - £3,245.24 per annum
- Lease: 164 years remaining