



## 2 Bedroom Luxury Duplex Apartment Fairfield West, Kingston Upon Thames. £550,000 Share of Freehold

Unique and individually designed duplex character apartment overlooking Fairfield Park in Kingston upon Thames. At the top of the property on the 2nd floor is a spectacular reception room, running the full length of the property, with triple aspect windows, views over Fairfield Park, vaulted ceilings and a larger than average loft storage room to the rear.

This wonderful property offers an abundance of period features which has been sympathetically renovated and refurbished with unique and exceptional modern designs.

Access the property is through a gate to a pretty cottage front garden area, to the main front door to the building.

Ground floor shared entrance hallway with a private storage cupboard and the front door to the apartment.

Stairs lead up to the 1st Floor galleried landing area with a spacious recess, ideal for a home working office area.

The 1st floor landing area leads to a contemporary modern designed kitchen with a breakfast bar, natural stone worktops and fitted appliances.

Spacious Principal Bedroom on the 1st floor with double sash windows overlooking the park, a further recess, also ideal as an additional seating or office area and a fully refurbished ensuite shower room with marble effect tiles.

2nd bedroom to the rear of the property with a further fully refurbished ensuite bathroom.

Internal living area - 1,097 sq ft, Loft - 134 sq ft, Storage cupboard - 15 sq ft, Total Area = 1,246 sq ft

This unique and wonderful property is available with a share of freehold, and must be seen.

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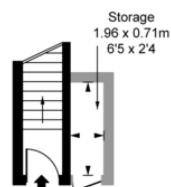
Fairfield West,  
Kingston Upon Thames, KT1

Approximate Gross Internal Area  
101.89 sq m / 1,097 sq ft  
Loft  
12.48 sq m / 134 sq ft  
Storage  
1.39 sq m / 15 sq ft

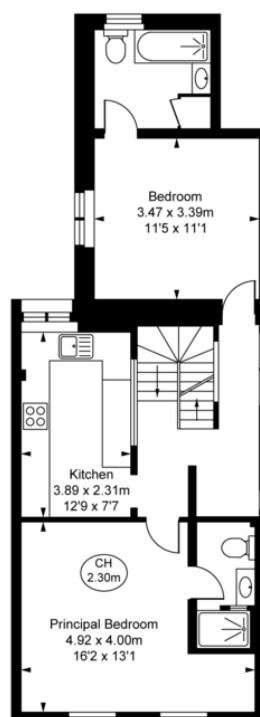
Total Areas Shown On Plan  
115.76 sq m / 1,246 sq ft

( Including restricted height  
under 1.5m ( — — — — ) )

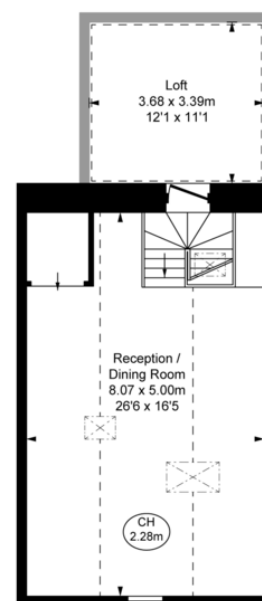
( CH = Ceiling Heights )



Ground Floor  
Approximate Gross Internal Area  
2.14 sq m / 23 sq ft



First Floor  
Approximate Gross Internal Area  
59.40 sq m / 639 sq ft



Second Floor  
Approximate Gross Internal Area  
40.35 sq m / 434 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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- 2 Bedroom Duplex Character Apartment Arranged over the 1<sup>st</sup> and 2<sup>nd</sup>/top floors
- Renovated and refurbished with unique modern designs
- Top Floor Triple Aspect Spacious Reception Room
- 1st Floor Galleried Landing
- Modern Designed Kitchen with open Bar area
- Pretty Front Cottage Garden
- Loft Storage Area
- Internal living area 1,097 sq ft
- Total Areas including storage 1,246 sq ft
- Council Tax: Band D - £2,374.32
- Share of Freehold with an underlying extended lease to 999 years