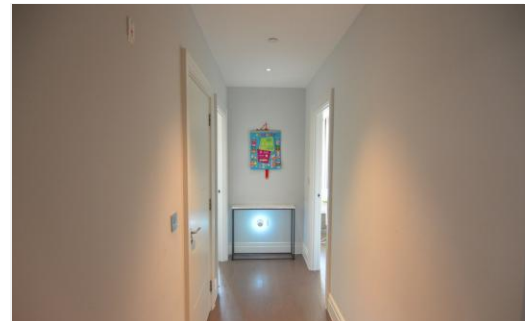


S&B



## Three Bedroom Apartment Queenshurst Square, Kingston Upon Thames. £800,000 Leasehold

Stack & Bonner are delighted to offer this rarely available and spacious 3 bedroom apartment situated on the 4th Floor of Hamond Court, in Queenshurst Square.

Newly Built just 7 years ago by Berkeley Homes, this spacious apartment features 964sq ft / 89.6sq m of internal living space including an open plan living and dining area with a luxury fitted kitchen. Dual-aspect east and west windows create a bright, airy and inviting atmosphere with a door opening out to a private balcony, overlooking the residents Landscaped Courtyard Garden.

Two bathrooms (one en-suite) compliment the three bedrooms, with the 3rd bedroom/study having connecting doors to the living area, offering flexible uses. Utility Cupboard/Storage Room off the entrance hallway & video entry phone. Wooden flooring throughout, with removable carpet in the 3rd bedroom. Underfloor heating to both bathrooms.

Entrance hall wardrobe with mirror and Utility room shelving included

The development features 24hr Concierge Service, Residents Health Suite, Lift Service, Cinema Room and Media/Meeting Room.

This wonderful apartment benefits from a right to park in the secure underground car park and is offered to the market with no onward chain

[WWW.STACKANDBONNER.COM](http://WWW.STACKANDBONNER.COM)

020 8974 8844

[sales@stackandbonner.com](mailto:sales@stackandbonner.com)

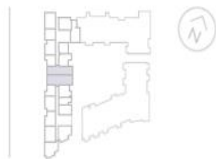






Please note this floorplan is mirrored / handed

Apartment	964 sq ft	89.6 sq m
Living/Dining	11'2" x 21'5"	3.40 x 6.53
Kitchen	6'8" x 10'0"	2.05 x 3.05
Bedroom 1	9'0" x 16'5"	2.75 x 5.00
Bedroom 2	9'0" x 15'3"	2.75 x 4.64
Bedroom 3/Study	6'7" x 13'2"	2.00 x 4.01



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

- Rarely available 3 Bedroom Apartment
- Built just 7 years ago by Berkeley Homes
- Open plan living and dining area with a luxury fitted kitchen
- Dual-aspect east and west windows create a bright, airy and inviting atmosphere
- 2 Luxury Bathrooms with underfloor heating
- Wooden flooring throughout, with removable carpet at the 3rd bedroom
- Utility Cupboard/Storage Room
- Entrance hall wardrobe with mirror and Utility room shelving included
- Private Balcony overlooking the Internal Landscaped Garden
- 964sq ft / 89.6sq m - 4th Floor
- Right to Park in the Secure Underground Carpark
- Private Balcony
- 24hr Concierge Service
- Residents Health Suite
- Lift Service
- Cinema Room and Media/Meeting Room
- No Onward Chain
- Lease: 992 years remaining
- Service Charge: £5,137.44 per annum
- Ground Rent: £500 per annum
- Council Tax Band: F - £3,594.29 per annum