

3 Bedroom Apartment Samuel Gray Gardens, Kingston Upon Thames. £775,000 Leasehold

Top floor 3 bedroom apartment set in a private gated development in Kingston upon Thames, with 2 allocated parking spaces.

Located on the 2nd/Top Floor with a spacious living/dining room, offering 1,059 sq ft of internal living space.

Open plan living with a stylish refitted kitchen, breakfast bar and wood flooring.

Principal Bedroom with a luxury ensuite shower room and walk in dressing area, 2 further Bedrooms and a family bathroom.

The property is Ideally situated in the popular Samuel Gray Gardens development, within a stone's throw of Canbury Gardens and the River Thames.

Within walking distance of Kingston town centre and mainline train station with frequent trains to London Waterloo.

This wonderful property is offered to the market chain free and must be seen.

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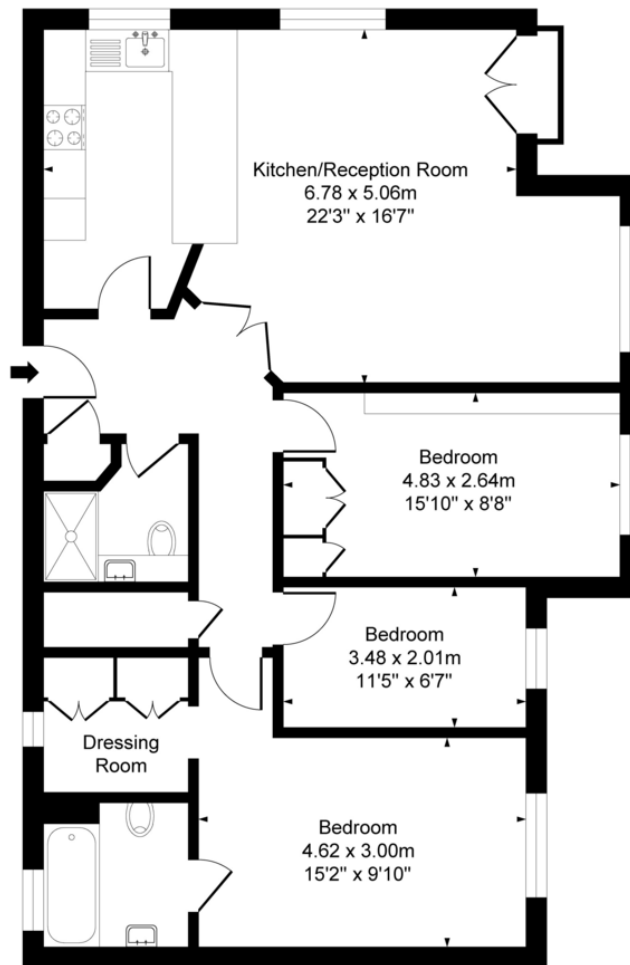
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Samuel Gray Gardens KT2

Approximate Gross Internal Area
98.4 sq m / 1059 sq ft

(CH = Ceiling Heights)



Second Floor

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.

- 2nd/Top Floor 3 Bedroom Apartment
- Spacious open plan Living/Dining Room
- Luxury Fitted Kitchen with a breakfast bar
- Principal bedroom with ensuite shower room
- 2 Further Bedrooms and a Family Bathroom
- Wood Flooring
- Two Allocated Parking Spaces
- Gated Development
- Easy Access to Kingston Town Centre & Station
- Within a stone's throw of Canbury Gardens & River Thames
- Service Charge: £2,302 plus a reserve fund contribution of £1,482 per annum totalling £3,784 per annum
- Ground Rent: £302.35 per annum
- Lease: 102 years remaining
- Chain Free