



**MERVYN
SMITH**
ESTATE AGENTS

Flat 10, Canbury Court Lower Ham Road, Kingston Upon Thames

Offers Over **£450,000**



- Stunningly located 2 bedroom ground floor purpose built end terrace apartment with views towards the river.
- NO ONWARD CHAIN! Beat the April 2025 stamp duty increases!
- Really convenient spot within a walk of the station, central shopping and facilities, riverside restaurants, buses, Sainsburys superstore and Nuffield Health Gym.
- Lovely front views from the main bedroom and the lounge diner bay window across leafy Canbury Gardens to the riverside.
- Double glazing and a gas central heating system with an efficient Worcester Greenstar condensing combi boiler.
- Use of rear communal garden area directly accessible from the flat.
- Near tennis courts, the Boaters Inn, rowing clubs and other watersport facilities.
- Within nearby reach of Fernhill School, the Kingston Academy and Tiffin Girls.
- Fitted kitchen units and inbuilt oven and gas hob : Bathroom with white suite and shower over the bath : Inbuilt wardrobes to the rear bedroom.

Council Tax band: D

Tenure: Leasehold

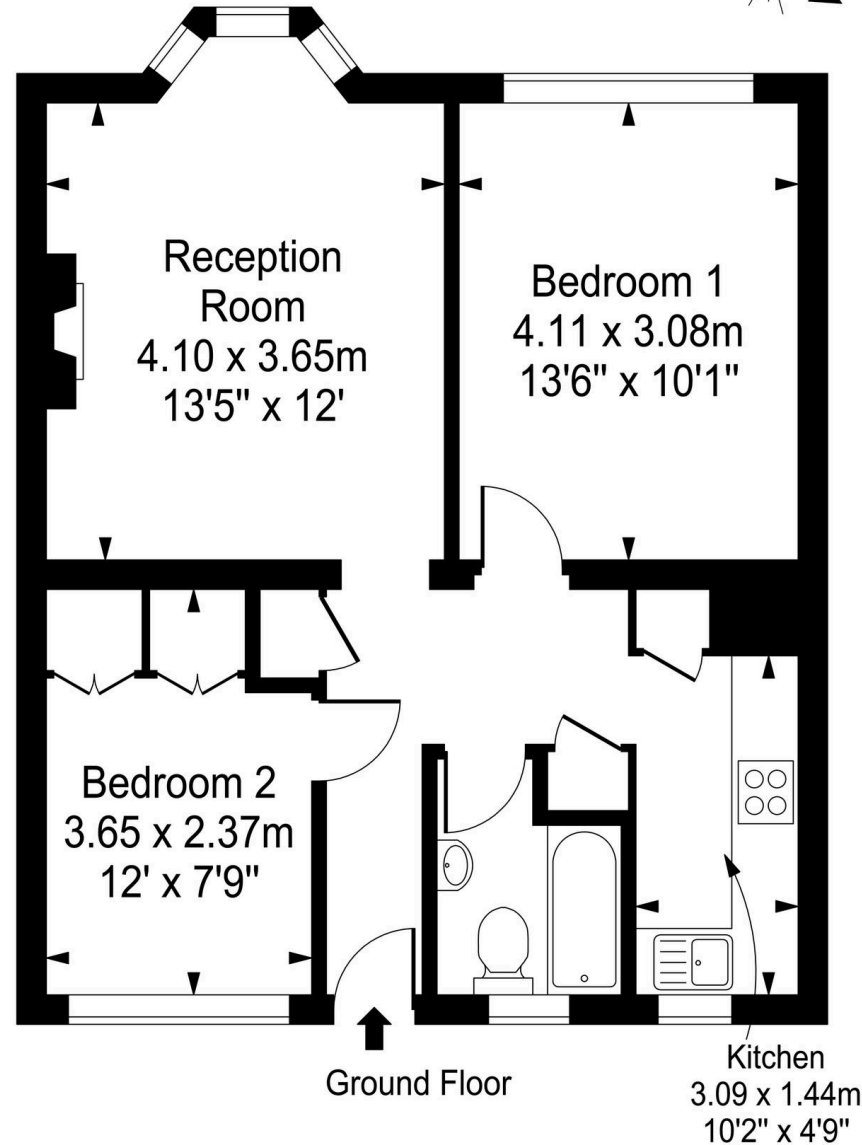
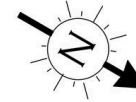
EPC Energy Efficiency Rating: D





Canbury Court

Approx. Gross Internal Area
56 Sq M - 603 Sq Ft



Every attempt is made to assure accuracy, however
measurements are approximate and for illustrative purposes only. Not to scale.
Floor plan by www.frameworkphotos.co.uk



Lounge/diner

Double glazed bay window to front with views across Canbury Gardens to the river, laminate floor, radiator.

Kitchen

Fitted units at eye and base level plus a pantry cupboard. Worksurfaces, inset sink, inbuilt gas hob, inbuilt oven, space and plumbing for a washing machine, space for upright fridge freezer, wall mounted Worcester Greenstar condensing combi boiler, tiled floor, double glazed window to the rear garden.

Bedroom One

13' 6" x 10' 1" (4.11m x 3.08m)

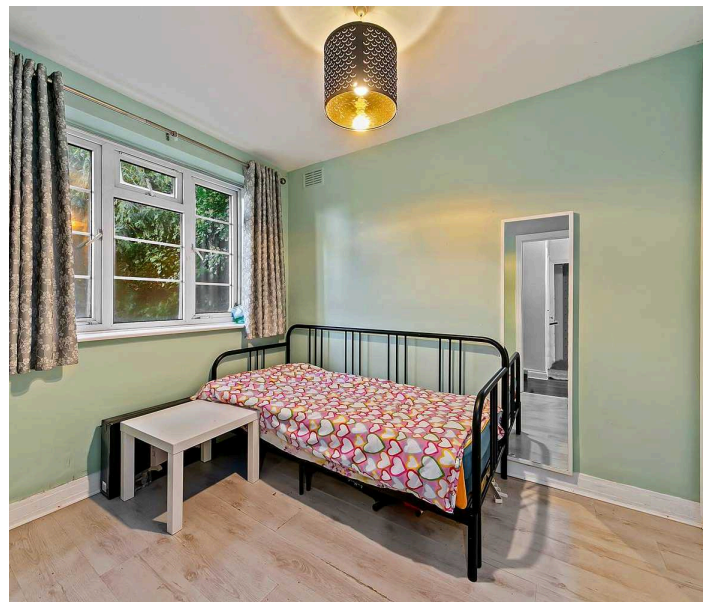
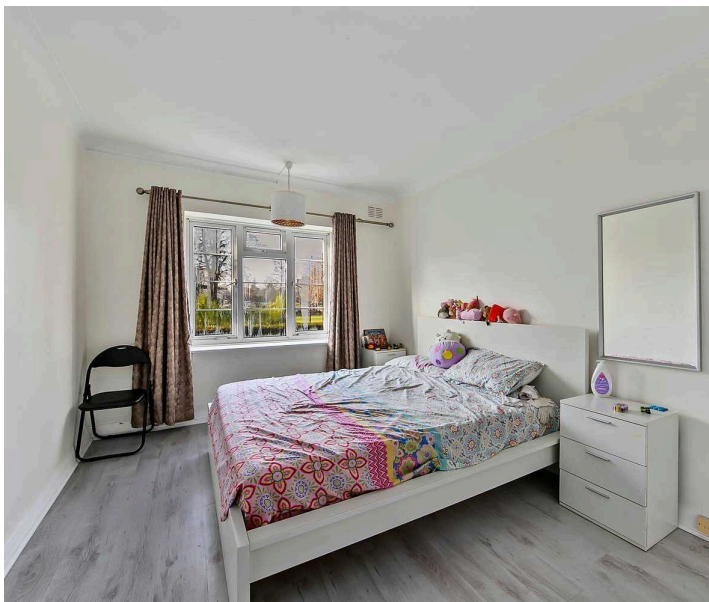
Double glazed front window with views to the river, radiator.

Bedroom Two

Double glazed front window with views to the rear gardens, inbuilt wardrobe cupboards, radiator.

Bathroom

Tiled floor and walls, wall mounted medicine cupboard, pedestal wash hand basin, WC panel enclosed bath with shower mixer and screen, frosted double glazed window.







Mervyn Smith

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