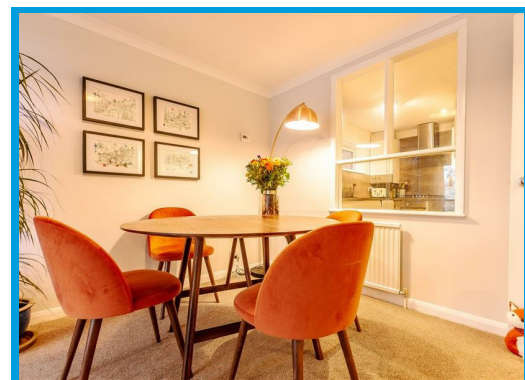
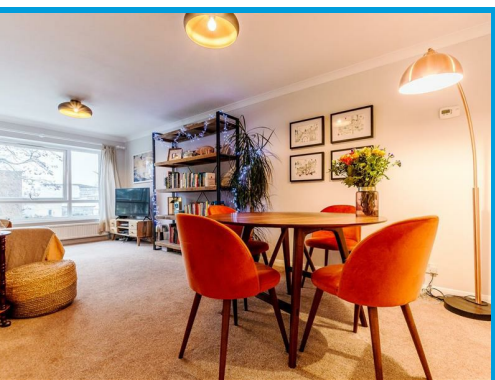


Surbiton Road, Kingston Upon Thames, Surrey KT1 2HE

Guide Price £375,000

****NO CHAIN**** Cavender Estate Agents is proud to offer this stunning 2nd floor flat in a prime Kingston location. Offering lots of natural light, quiet surroundings & generous living space, this property is perfect for young professionals or investors.



Description

****NO CHAIN****

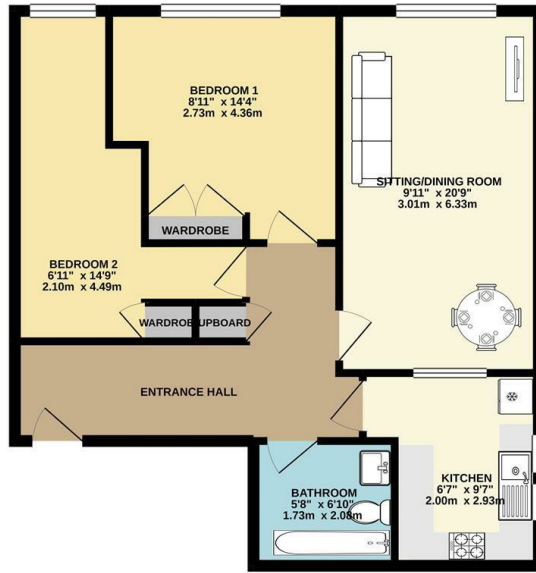
A stunning two double bedroom apartment conveniently located for easy access to Surbiton mainline station and Kingston town centre.

The property is accessed via secure phone entry system and is positioned on the first floor of a well maintained small block of apartments.

The accommodation comprises an entrance hall conveniently leading to all rooms, a large lounge/ dining room with a serving hatch to the modern and well equipped kitchen, a modern bathroom with shower, a master bedroom with built in storage and a further double bedroom.

The River Thames is moments away providing a great place for picturesque walks whilst having the convenience of local shops and amenities on your doorstep.

FIRST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq ft. (60.4 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error or omission of the same. This plan is for illustrative purposes only. The finish of items is such as the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

