



**Brook Street, , Kingston Upon Thames, KT1 2NH**

**£3,250 Per Month**



# Brook Street, , Kingston Upon Thames, KT1 2NH

## DESCRIPTION

Welcome to this charming apartment located on Brook Street in the picturesque Kingston Upon Thames. This modern property boasts a spacious 861 sq ft of living space, perfect for those seeking a comfortable and stylish home.

Upon entering, you are greeted by a welcoming reception room, ideal for entertaining guests or simply relaxing after a long day. The apartment features two cosy bedrooms, providing ample space for a small family, guests, or even a home office.

With two well-appointed bathrooms, mornings will be a breeze in this convenient abode. The contemporary design and fixtures in the bathrooms add a touch of luxury to everyday living.

Built in 2022, this apartment offers the perfect blend of modern amenities and comfort. The property's new construction ensures that you will enjoy the latest in architectural design and energy efficiency.

Located in the heart of Kingston Upon Thames, residents will have easy access to a variety of shops, restaurants, and green spaces. Whether you enjoy a leisurely stroll along the river or exploring the vibrant town centre, this apartment offers the best of both worlds.

Don't miss the opportunity to make this apartment your new home sweet home in Kingston Upon Thames. Book a viewing today and experience the charm and convenience this property has to offer.









### Viewings

Please contact [towerbridge@hunters.com](mailto:towerbridge@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.