



Let **UK** Home

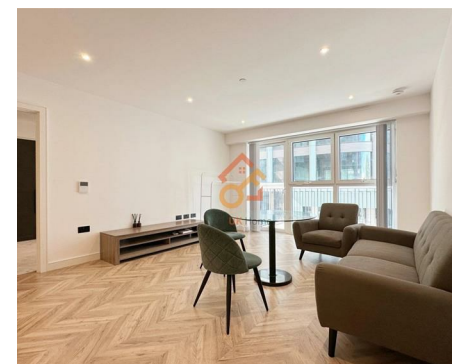
2 Bedrooms

KT1 2NH

Located in Kingston

Upon Thames

£3,200 Per Month



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<https://www.letukhome.co.uk/>

01795 358 886



Tryon House, 5 Brook Street, Kingston Upon Thames



Let UK Home are excited to offer this spectacular two-bedroom apartment in the heart of Tryon House part of the Royal Exchange development in Kingston.

This property comprises a large bright kitchen with a stylishly attached dining area, a spacious living room leading to a large private terrace, two double bedrooms(master with fitted wardrobes & en-suite), a large family sized bathroom and ample storage.

Residents of this exceptional development will have exclusive use of swimming pool, the gym, cinema room, and meeting room. Furthermore, residents will also benefit from a concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

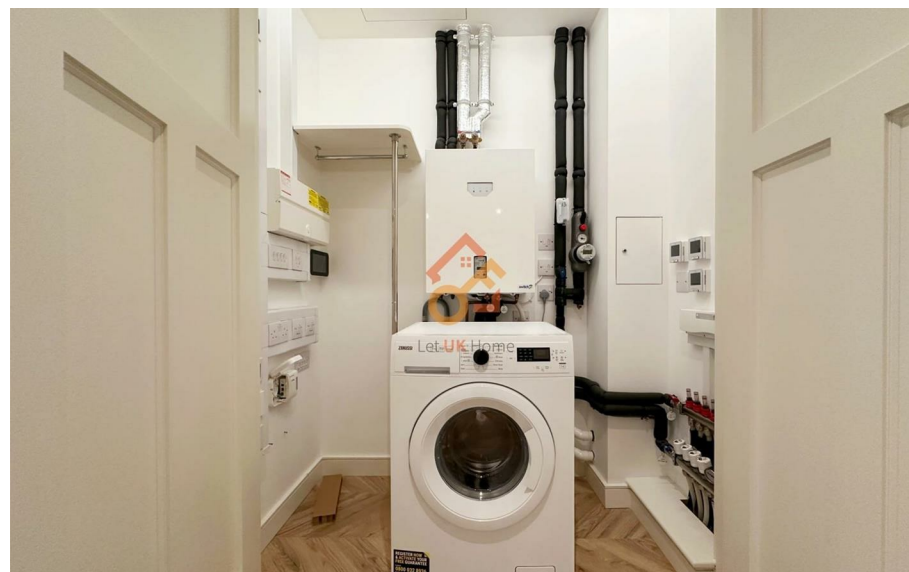
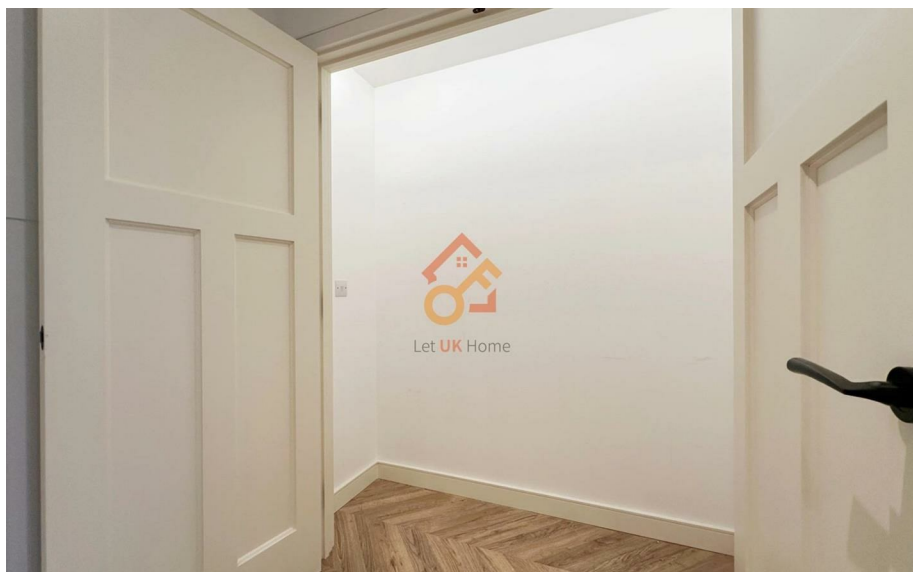
There are abundant shopping and entertainment options around the property. You can enjoy shopping at The Bentall Centre, or enjoy food and drinks in various shops, restaurants, cafes and bars in Kingston. The property is adjacent to the banks of the River Thames, where there are beautiful riverside areas for walking and relaxing. Not only can you walk along the river and enjoy the river view, you can also rent boats and engage in water activities such as rowing or kayaking. There are also some natural parks and green spaces around the property for people to relax and outdoor activities, including Richmond Park, one of the largest royal parks in London, with vast meadows, forests and wildlife; and Bushy Park, which is also a beautiful royal park suitable for walking and enjoying natural scenery.

The area is quite convenient for getting to Kingston University and Kingston School of Art. Also, using public transportation (buses, subway), you can easily reach the University of Westminster, University College London (UCL), London School of Economics (LSE), and City, University of London.

Kingston train station offers direct trains to central London, and bus services can also connect you to nearby towns and areas.

- 2nd Floor
- 24h Security
- The Gym
- Walk to Kinston School of Art
- Riverside Living

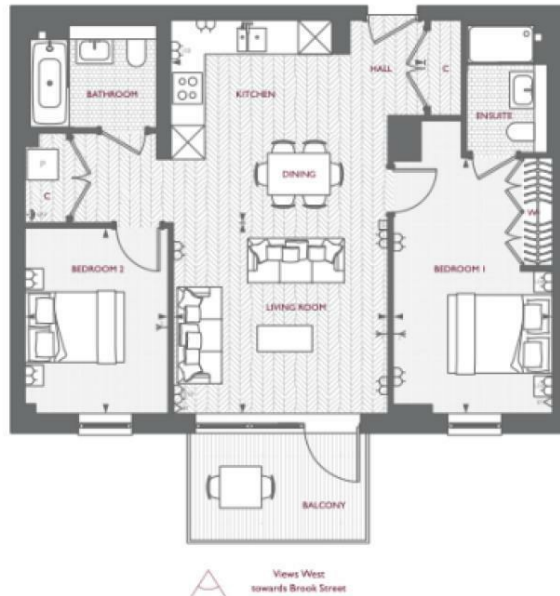
- Concierge Service
- Cinema & Game Room
- Walk to Kingston University Penrhyn Road Campus
- Walk to River Thames
- EPC Rating: B



TWO BEDROOMS



Living Room	3.7m x 4.1m	12' 0" x 13' 6"
Kitchen/Dining	3.9m x 4.9m	12' 9" x 16' 0"
Bedroom 1	4.9m x 3.1m	16' 1" x 10' 0"
Bedroom 2	3.6m x 2.8m	11' 8" x 9' 0"
TOTAL AREA	76.1 SQ M	819 SQ FT
Balcony	7.0 sq m	75 sq ft



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3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

info@letukhome.co.uk

01795 358 886

Council Tax Band: F

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

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