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## Springfield Road, Kingston Upon Thames, KT1 2SB

A second floor well-presented one-bedroom purpose-built apartment set in a grand mansion building with parking. Located within walking distance of Kingston town centre and Surbiton mainline station and high street. The many benefits include an open-plan living room with a Juliet balcony and a modern fitted kitchen with appliances. There is a double bedroom with fitted wardrobes and a modern white shower room. Gas central heating and double glazing. Parking space. Council tax band C. Lease 101 years. We are informed the service charge is £2547.32 and the ground rent £200 pa. No onward chain.

**Guide Price £249,950 Leasehold**

**EPC Rating: C**

# Springfield Court, Springfield Road, Kingston Upon Thames, KT1

Approximate Area = 344 sq ft / 31.9 sq m  
For identification only - Not to scale



**Shower Room**  
5'1 (1.54)  
x 4'9 (1.45)

**Bedroom**  
11'2 (3.40)  
x 8'8 (2.63)

**Kitchen / Reception Room**  
16'11 (5.16)  
x 10'7 (3.22)

**SECOND FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Matthew James. REF: 1467596

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		76	76
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	