

# HJC

ESTATE AGENCY



## Uxbridge Road

Kingston Upon Thames, KT1 2LL

Guide Price £550,000

Stunning two double bedroom upper ground floor apartment set in a highly sought after River Road. This property boasts character with its high ceilings and has been modernised throughout with an open plan reception room which leads through to a fitted kitchen with granite worktops. Features include beautiful wooden flooring throughout with under floor heating, white modern wooden shutters in every room and ensuite to the main bedroom. The bedrooms have contemporary style mirrored floor to ceiling fitted wardrobes.

The hallway also has a bespoke fitted storage unit which leads to a large master bedroom with a Juliette balcony, floor to ceiling storage and a private attractive en-suite shower room with a walk-in shower. The second bedroom is equally impressive in size and has fitted storage with easy access to the main bathroom.

Other benefits include off-street parking for one car to the rear of the property, a communal garden area and bike shed. The property is being sold with no onward chain. Close to local amenities, mainline station and town centre. Council Tax Band D.

Material Info: Water / Electricity / Sewerage: Mains. Broadband: Fibre (FTTC). Mobile Coverage: Indoor: Likely - limited Outdoor: Likely.

- Stunning Character apartment
- Main double bedroom with Juliette balcony and ensuite shower room
- Main bathroom
- Bike Storage
- Close to Surbiton mainline station
- Open plan kitchen, living and dining room
- Second double bedroom with built in storage
- Communal garden area
- Off street parking
- Close to the River Thames

# Floor Plan

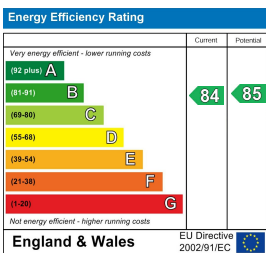


GROUND FLOOR

UXBRIDGE ROAD, SURBITON  
INTERNAL FLOOR AREA (APPROX.) 802 sq ft/ 74.5 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

## Energy Efficiency Graph



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