



## WARREN COTTAGE WARREN ROAD KINGSTON UPON THAMES, KT2 7HY

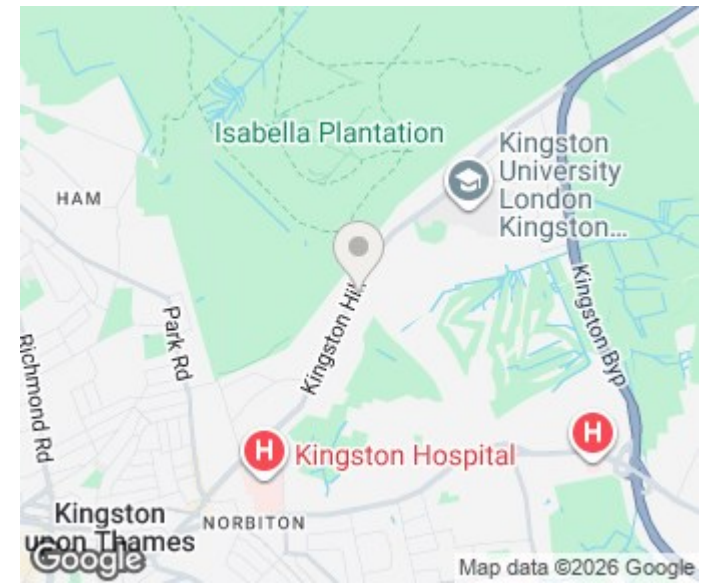
£10,000 PER MONTH

The property effortlessly combines the charm of the original cottage with striking contemporary architecture, creating a unique family home finished to an exceptional standard.

The cottage offers two first-floor bedrooms, both with bespoke fitted wardrobes, cast iron radiators and a heat recovery ventilation system. One bedroom features a freestanding oval bath, while the beautifully appointed shower room includes a walk-in rainfall shower, quality sanitaryware and elegant period-inspired fittings. A glazed wine cellar beneath the stairs provides a distinctive feature, while the cottage has also benefited from replacement windows and a renewed roof.

The contemporary wing offers versatile accommodation with a generous ground-floor guest bedroom, complete with fitted wardrobes and an en suite shower room, together with a stylish cloakroom, utility room and plant room. Upstairs are three further double bedrooms, all with bespoke fitted storage, including a superb principal suite with an impressive en suite featuring twin wash basins. A





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>	68	73
(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	

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

Elizabeth Wightwick Bespoke Sales & Lettings  
 Office 10  
 60 High Street  
 Wimbledon Village  
 Wimbledon  
 London  
 SW19 5EE

020 3597 3484  
 info@elizabeth-wightwick.co.uk

