



## Fassett Road, Kingston Upon Thames, KT1 2FL

An outstanding two double bedroom, two bathroom ground floor contemporary apartment with a private patio, secure underground parking, gym and concierge. Located within walking distance of Surbiton mainline station, and high street and Kingston town centre. The many benefits include, own private entrance and an entrance from the communal hallway. A large open-plan living room, with sitting and dining space and a sleek modern kitchen with integral appliances and stone surfaces. The master bedroom includes a door leading to the patio, fitted wardrobes and a sumptuous en-suite shower room. There is a double second bedroom and a coordinated main bathroom with a shower above the bath. Well maintained communal areas and garden. Council tax band E. Lease 169 years. We are informed the service charge is £3,580 pa and the ground rent £400. A lovely home.

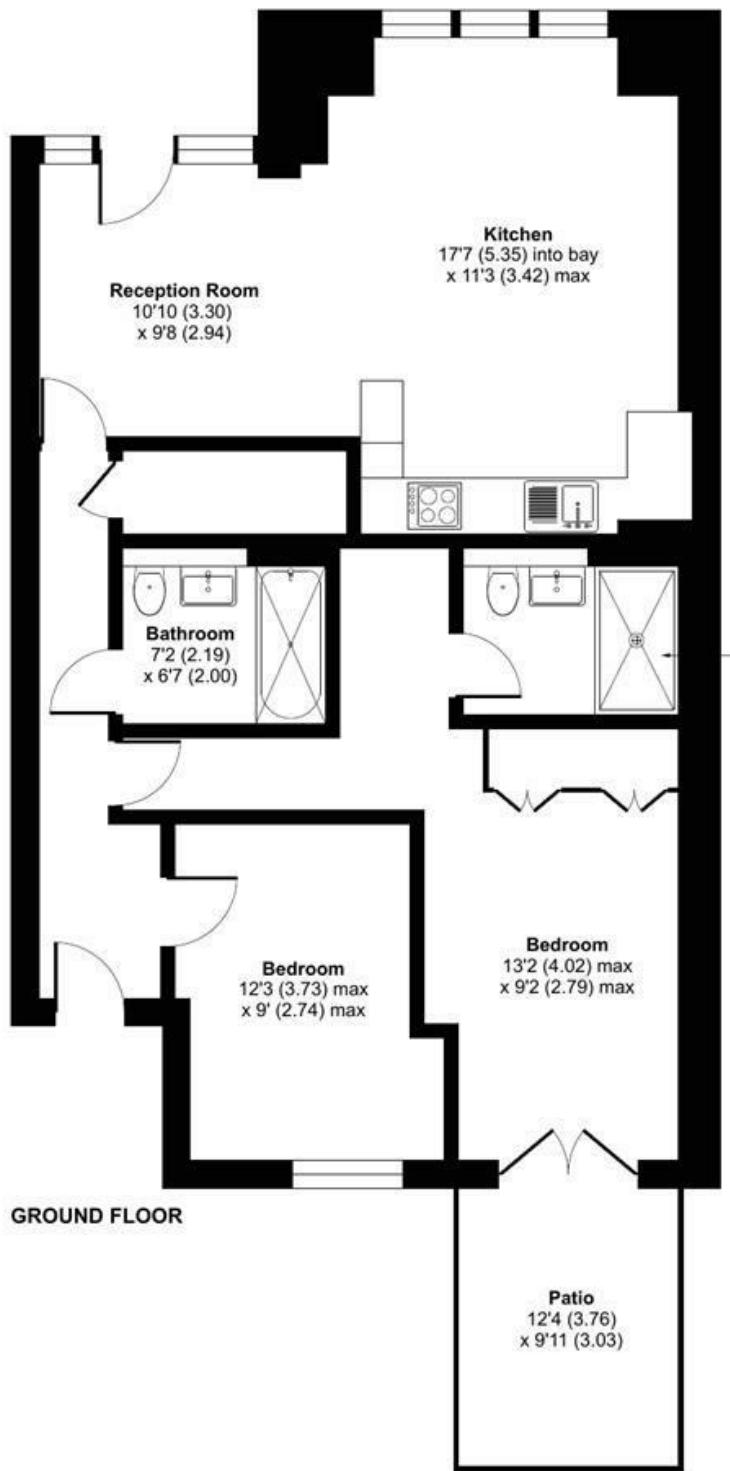
**Guide Price £545,000 Leasehold**

**EPC Rating: B**

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Approximate Area = 816 sq ft / 75.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1386087

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/fittings 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		