



3 Bedroom Ground Floor Riverside Apartment Garricks House, Charter Quay, Kingston upon Thames £945,000 Leasehold

3 Bedroom River facing apartment situated on the ground floor with a wraparound L-Shaped private terrace boasting spectacular views of the Thames also overlooking Garricks House tranquil residents' internal garden.

The apartment boasts approximately 1,185 sq ft of internal living space.

From the welcoming entrance hall double doors lead to a spacious reception room with

2 separate doors opening out to the private river facing terrace.

Separate well equipped kitchen with granite worktops, integrated appliances and ample storage.

The spacious double aspect principal bedroom offers an ensuite shower room and fitted wardrobes

Dual aspect second double bedroom with wardrobes, a further 3rd bedroom and a family bathroom.

Charter Quay is located on the banks of the Thames within close proximity of Kingston's historic Town Centre with

Fenwick's, John Lewis, High Street Stores and Boutique independent shops.

Local restaurants and coffee shops are also located on the Thames or close by, perfect for alfresco dining.

This unique and exceptional property also benefits from an allocated, secure underground parking space, residents' health suite, 24 Hour Concierge service, lift service, Residents landscaped internal garden and roof garden. Offered to the market with no onward chain.

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Flat 4 Garricks House, Wadbrook Street, Kingston Upon Thames, KT1

Approximate Gross Internal Area = 110.1 sq m / 1185 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1324189)

- 3 Bedroom Riverside Apartment
- Private L-Shaped wrap around terrace
- Direct views over the River Thames
- Spacious River Facing Reception Room
- Separate fitted kitchen with integrated appliances
- 3 Double Bedrooms
- 2 Bathrooms
- Ample Storage Throughout
- Ground Floor – 1,185 sq ft
- Views over the Thames and Garricks House internal garden
- No onward Chain
- 24hr Concierge Service
- Allocated Underground Parking Space
- Residents Health Suite
- Residents Rooftop Garden and Internal Garden
- Lease: 973 years remaining
- Service Charge: £8789.21 per annum including the reserve fund contribution
- Ground Rent: £200 per annum
- Council Tax: Band G - £4,346.87 per annum