



Tryon House, Brook Street, London KT1

Guide price £450,000 Leasehold





Description

A bright and spacious one-bedroom apartment in Kingston upon Thames, featuring a private balcony overlooking tranquil internal grounds. This contemporary residence combines modern living with excellent connectivity to central London and the vibrant amenities of this historic riverside town.

Situated in the heart of Kingston upon Thames, this well-proportioned one-bedroom apartment at Tyron House offers contemporary living within one of Southwest London's most desirable locations. The development provides a peaceful residential setting while remaining moments from the bustling town centre and its extensive array of shops, restaurants, and cultural attractions.

This 556 square foot residence benefits from an elevated position that welcomes abundant natural light throughout. The private balcony provides a serene outdoor retreat, overlooking the development's landscaped internal grounds, creating a perfect space for morning coffee or evening relaxation away from the urban energy below. The apartment's thoughtful layout maximises space and functionality, while the EPC B rating reflects its energy-efficient design and lower running costs.

Kingston upon Thames seamlessly blends historic charm with modern convenience. The town's riverside location along the Thames offers scenic walks and waterside dining, while the ancient Market Place provides a focal point for the community. Bushy Park's expansive green spaces lie nearby, offering recreational opportunities and natural beauty within easy reach.

Transport connections are exceptional, with Kingston railway station providing regular direct services to London Waterloo in approximately 30 minutes. The town's comprehensive bus network offers extensive connectivity across Southwest London and beyond, while road links provide straightforward access to the A3 and M25 for those travelling by car.

The area caters to every lifestyle need, from the Bentall Centre's flagship retailers to the independent boutiques of the town centre. The riverside quarter offers contemporary dining and entertainment options, while Kingston's thriving café culture and evening venues create a vibrant social scene. With excellent schools, healthcare facilities, and leisure amenities throughout the borough, this location supports both practical daily living and quality of life.

This apartment presents an attractive opportunity for a diverse range of buyers, from first-time purchasers entering the London property market to experienced investors seeking a prime Kingston asset, as well as those downsizing or seeking a well-connected pied-à-terre.

Tenure: Leasehold. Years remaining on lease: 995, Service charge: £3,250pa, Ground rent: £350pa, Council tax band: D.



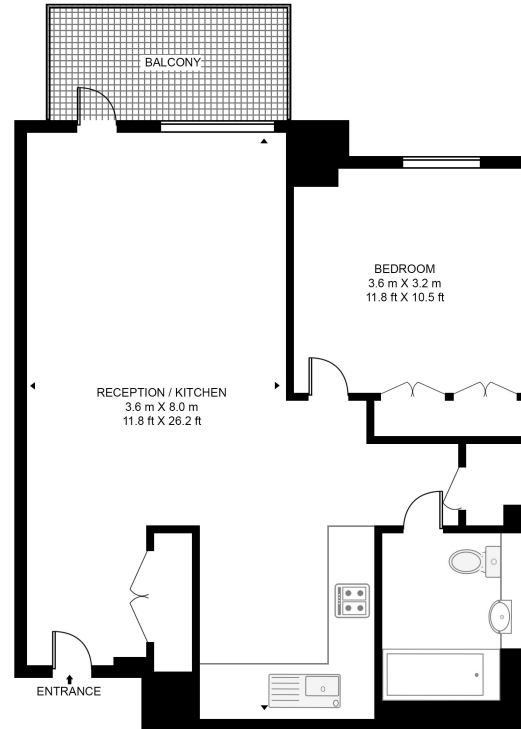
Private balcony
24hr Concierge
Resident facilities
0.4 miles to Kingston station
Hampton Court Park within half a mile

Approx. 556 sq ft / 51.7 sq m
Open-plan Kitchen/Reception
Council Tax: D
Third Floor
EPC: B

Floorplan

556 sq ft | 52 sq m

TRYON HOUSE, 5 BROOK STREET
APPROXIMATE GROSS INTERNAL FLOOR AREA 556 SQ.FT (51.7 SQ.M)



THIRD FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
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