



## Queenshurst Square, KT2

£3,200 PCM

A stunning two-bedroom apartment in the prestigious Queenshurst development, offering open-plan living, two double bedrooms with built-in wardrobes, 24-hour concierge, lift access, a large private balcony, plus exclusive gym and cinema room amenities.

0.2 miles to Kingston Station and 0.3 miles to Cromwell Road Bus Station.

- Two Double Bedrooms • Two Bathrooms • Large Private Balcony •
- Residents Only Gym • Concierge • Cinema Room •

# SNELLERS

ESTATE AGENTS

(S/D) Smoke Detector

(F/B) Fire Blanket

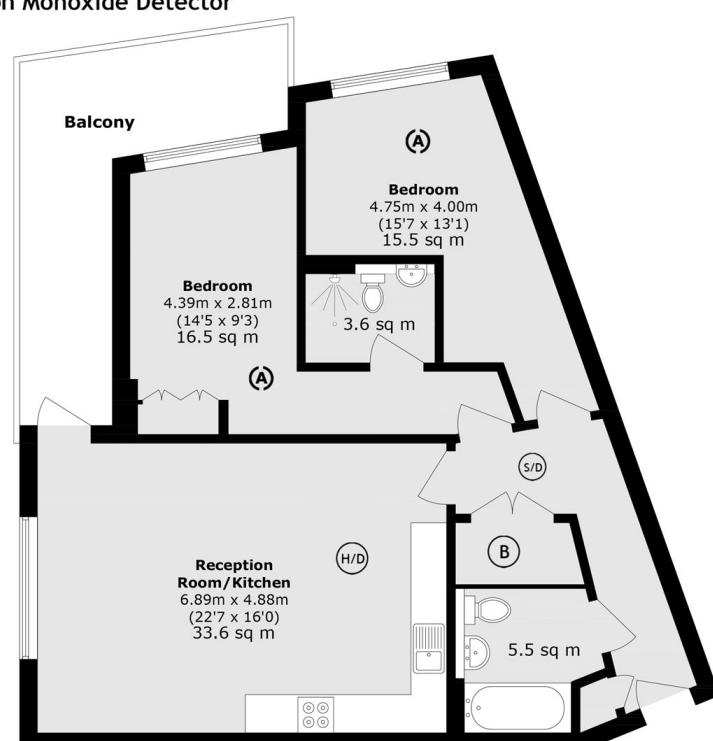
Fire Exit

(F/E) Fire Extinguisher

(H/D) Heat Detector

(B) Boiler

(C/O/D) Carbon Monoxide Detector



Total area (approx.): 89.0 sq. m (957.9 sq. ft)

Balcony area (approx.): 15.1 sq. m (162.5 sq. ft)

**National Guidelines (may differ depending on Local Authority).**

E) 4.6 square meters > = no one

D) 4.6 - 6.5 square meters = 1/2 person (Child up to 10 years)

C) 6.5 - 8.4 square meters = 1 person

B) 8.4 - 10.2 square meters = 1 1/2 people

A) 10.2 meters < = 2 people

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Energy Rating: We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order