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Grove Crescent, Kingston Upon Thames, KT1 2DQ

An excellent, spacious two-double bedroom first floor purpose-built apartment, set in a period building. Located within a short walk of Kingston town centre, the station and the Thames. The many benefits include a large reception room with a fireplace and ample lounge area. A generous size separate kitchen dining room with sleek contemporary units, integral appliances and a fold-away table. There are two good size double bedrooms and a sumptuous new shower room with a large walk-in shower. Gas central heating and double glazing. Council tax band C. Share of Freehold and a lease of 146 years. We are informed the service charge is £1898 pa. A lovely home close to the heart of Kingston.

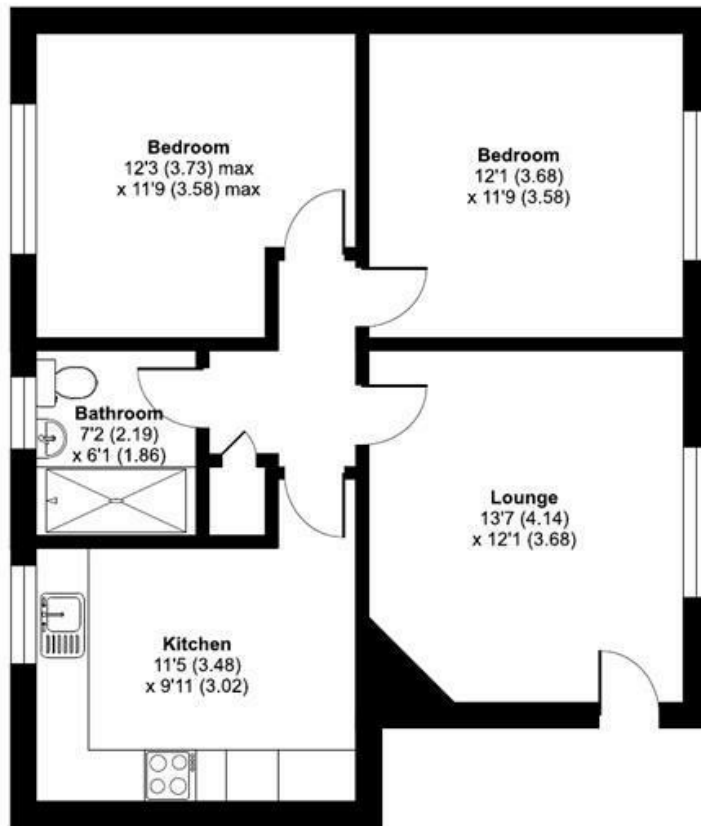
Guide Price £415,000 Leasehold - Share of Freehold

EPC Rating: C

Grove Crescent, Kingston Upon Thames, KT1

Approximate Area = 697 sq ft / 64.8 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Matthew James. REF: 1422440

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/fitings 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		73	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	