

LEASEHOLD - SHARE OF
FREEHOLD



Apartment (EPC Rating: C)

WADBROOK STREET KINGSTON KT1 1HS

Asking Price

£495,000



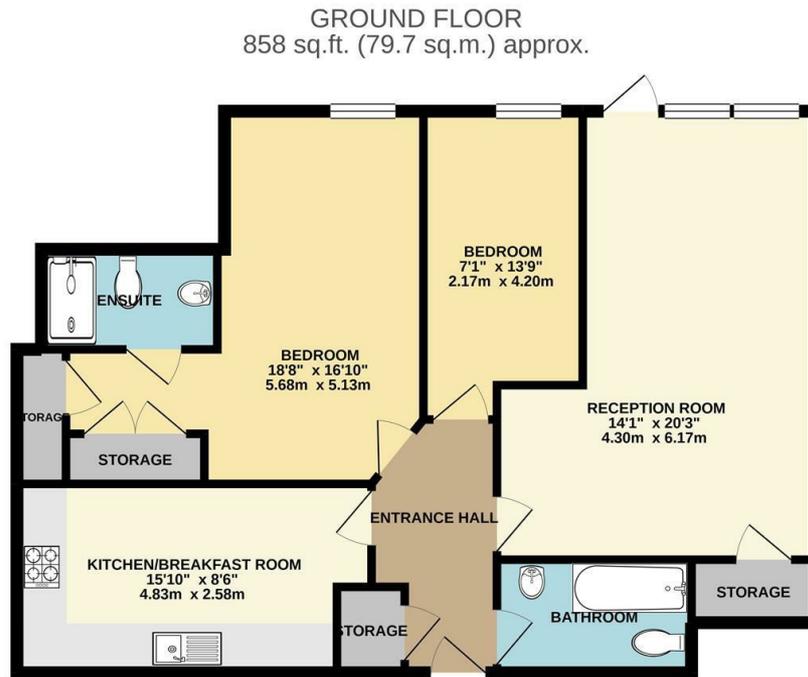
2 Bedroom Apartment located in Kingston

Step into stylish riverside living with this rarely available ground floor apartment in the prestigious Garricks House, moments from the River Thames. Enjoy direct access to a private patio terrace, perfect for morning coffees or evening drinks as you soak in the serene surroundings.

This beautifully presented home features two generous double bedrooms, a spacious and light-filled lounge, a modern kitchen, and both an en-suite and main bathroom, all designed for comfort and contemporary living.

Residents benefit from 24-hour concierge service, a private on-site gym, and secure underground parking, offering convenience and peace of mind. The location is unbeatable, just a short stroll to the vibrant centre of Kingston, with its array of shops, restaurants, riverside pubs, and excellent transport links. Don't miss this rare opportunity to enjoy luxury riverside living in one of Kingston's most sought-after developments!

Share of Freehold (974-year lease remaining), Service Charge: £7024p/a, Ground Rent: £0p/a.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

F

Energy Performance Graph

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

