



## **2 Bedroom Riverside Apartment Trafalgar Building, Henry Macaulay Avenue. £625,000 Leasehold**

Two bedroom south facing riverside apartment situated within the iconic Kingston Riverside Development, ideally located on the banks of the River Thames and Canbury Gardens

Situated on the 3<sup>rd</sup> floor of the Admiralty Building, the apartment offers an open plan Living/Kitchen/Dining Room with engineered hard wood flooring, under floor heating and balcony access.

The principal bedroom boasts a luxury shower room and double fitted wardrobes.

Further good size bedroom and Luxury family bathroom.

Others benefits include: Concierge service, Lift service, Residents Roof Garden, Royal Bushy Park & Kingston train station.  
Offered to the market with no onward chain

[WWW.STACKANDBONNER.COM](http://WWW.STACKANDBONNER.COM)

020 8547 1234

[sales@stackandbonner.com](mailto:sales@stackandbonner.com)



## 2 Bedroom Apartment

Living / Kitchen	5.68m x 3.66m	18'7" x 12'0"
Bed 1	4.91m x 4.42m	16'1" x 14'6"
Bed 2	3.29m x 2.83m	10'9" x 9'3"
Area	78.50m <sup>2</sup>	844ft <sup>2</sup>
Balcony Area	4.10m <sup>2</sup>	44ft <sup>2</sup>



KINGSTON RIVERSIDE - The Admiralty Building



- 2 Bedroom Riverside Apartment
- Open Plan Living/Kitchen/Dining Room
- 2 Luxury Bathrooms
- Private South Facing Balcony
- 844 sq ft
- 3rd Floor
- Concierge Service
- Lift Service
- Residents Roof Top Garden & Internal Gardens
- Service Charge: £5,991.87 per annum
- Ground Rent: £400.00 per annum
- Lease: 987 years
- Council Taxband £3827.05