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Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	C



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

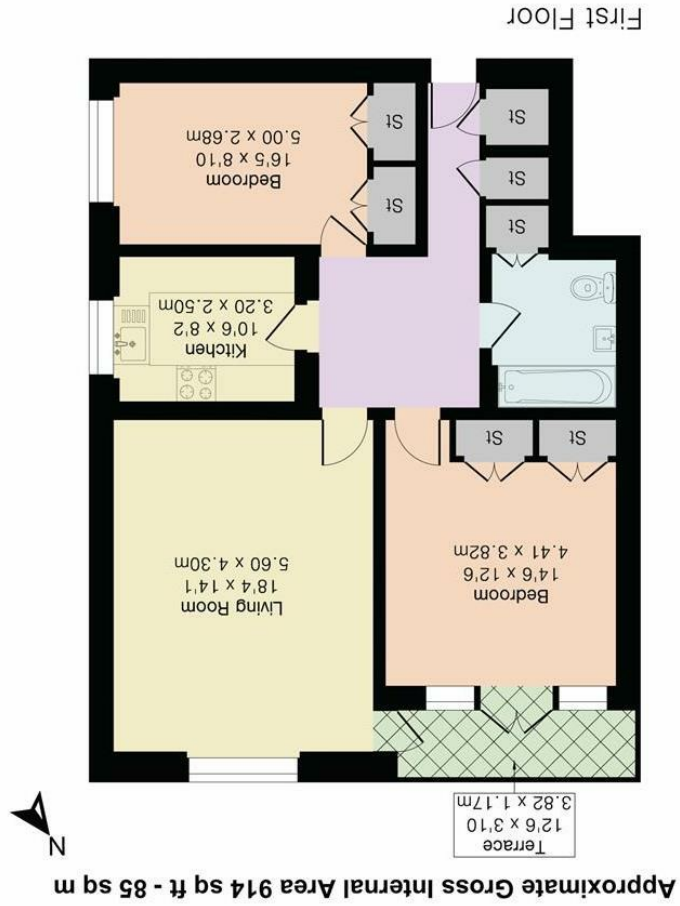


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Galsworthy Road

Kingston Upon Thames KT2 7BT



## Guide Price £425,000

- Spacious 2 Bedroom First Floor Apartment
- Recently Renovated
- Balcony
- Communal Gardens
- Off Street Parking
- Great Travel Links
- Close to Richmond Park
- Service Charge £2400 p.a.
- 132 Years Remain on Lease
- EPC Rating - C

Tenure: Leasehold  
Local Authority: Kingston upon Thames

\* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

### Description

Located on Galsworthy Road in Kingston Upon Thames, this spacious two-bedroom first floor flat has recently been modernised and boasts living space in excess of 900 sq. ft. Upon entering, you are welcomed into a spacious hallway leading to two double bedrooms, a spacious lounge, modern bathroom and fitted kitchen.

The flat features a large balcony which overlooks the communal gardens and is accessible from the master bedroom and lounge. One of the standout features of this property is the off-street parking, a rare find in this desirable area, allowing for easy access and peace of mind.

Residents will appreciate the communal garden, a lovely outdoor space perfect for enjoying the fresh air or socialising with neighbours. Additionally, the property is conveniently located close to the beautiful Richmond Park, offering a wonderful opportunity for leisurely walks, picnics, and outdoor activities.

This flat is an excellent choice for those seeking a comfortable home in a vibrant community, with easy access to local amenities and the natural beauty of the surrounding area.



### Situation

Galsworthy Road is situated in a highly sought after North Kingston location within close proximity of Richmond Park. Conveniently positioned for Norbiton station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away, as well as Kingston Hospital.

