



**Anglesea Road  
Kingston Upon Thames, KT1 2ET**

Offers in Excess of £400,000

**GAO**  
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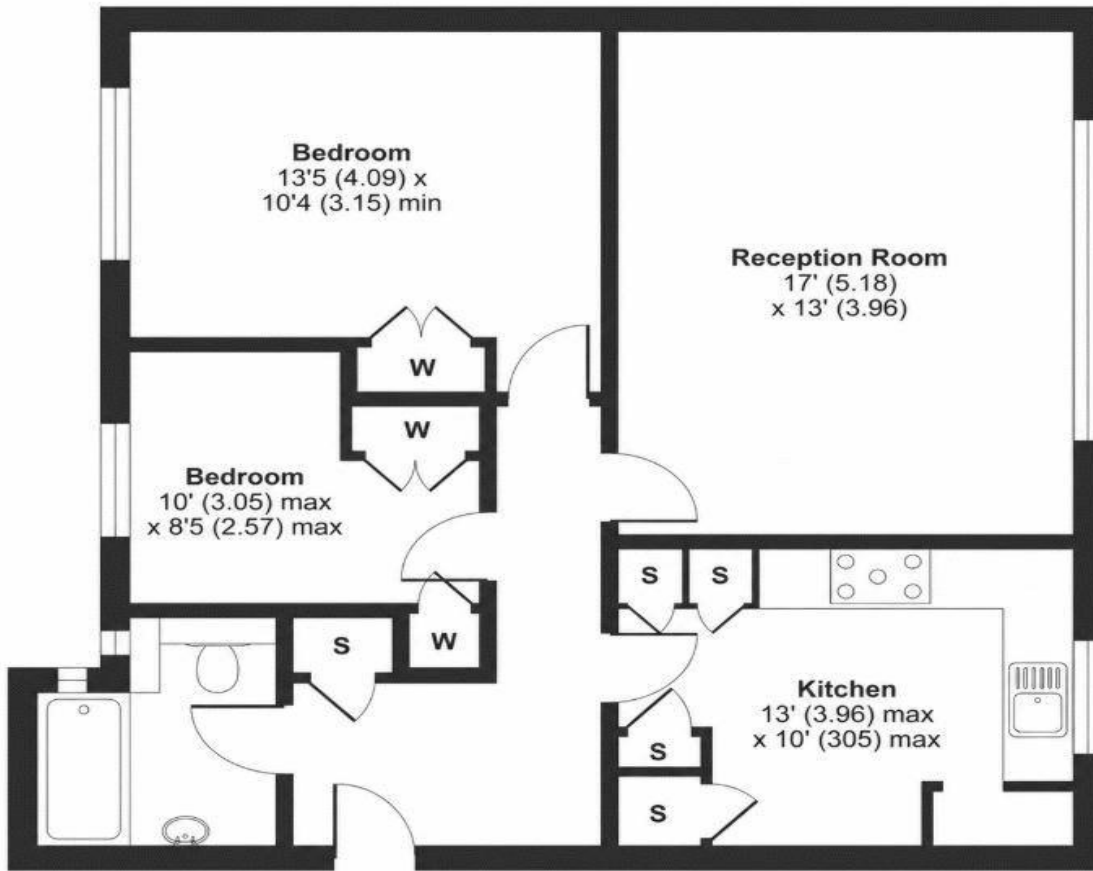
## MAIN FEATURES:

- Well Presented First Floor Apartment
- Fitted Kitchen/Breakfast Room
- Lounge/Diner
- Two Bedrooms
- Family Bathroom with Separate WC
- Permit Parking Available
- Shared Storage Shed

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Situated on the sought-after Anglesea Road in Kingston upon Thames, this well-presented first floor apartment offers spacious and practical living, ideal for first-time buyers, investors or those looking to downsize. The property benefits from a secure entry system and features a fitted kitchen/breakfast room, a generous lounge/diner perfect for entertaining, two good size bedrooms, a bathroom with separate WC, and useful shared storage shed facilities. Permit parking is also available for residents. Offered to the market with no onward chain, this property is ready for immediate occupation.

Anglesea House is ideally located within easy reach of Kingston town centre, renowned for its excellent shopping, riverside restaurants, cafés and leisure facilities. Surbiton and Kingston stations provide fast and convenient links into London Waterloo, making the area particularly popular with commuters. The property is also close to highly regarded schools, green open spaces including Fairfield Recreation Ground and Richmond Park, as well as the scenic River Thames. Combining convenience, connectivity and a vibrant local atmosphere, this apartment represents an excellent opportunity to enjoy all that Kingston has to offer.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

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