



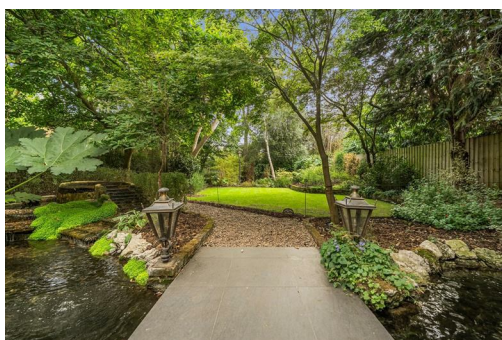
Matthew James

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Uxbridge Road, Kingston Upon Thames, KT1 2LH

A beautifully presented two-bedroom, two-bathroom conversion flat set within a Victorian villa on one of the area's most desirable river roads. The property combines original character with a carefully considered contemporary finish, high ceilings, double-glazed timber sash windows and generous proportions throughout.

The main sitting room is particularly impressive, with plenty of natural light and a solid fuel stove. The property also benefits from enhanced acoustic insulation. There are two well-proportioned bedrooms with fitted wardrobes, a stylish main bathroom, and a separate shower room, together with excellent built-in storage and a useful external laundry room.

At the heart of the home is the bespoke kitchen, with integrated high-end appliances, minimalist cabinetry, granite worktops, and a large central island.

An outstanding feature is the exceptional private rear garden, approx. 12 metres wide and extending more than 40 metres in length. Professionally landscaped, it includes generous entertaining areas, established and architectural planting, garden lighting, a Koi pond and outdoor kitchen. There is a workshop/home office and further versatile space towards the rear of the garden. The kitchen and garden have been featured in *The Sunday Times*.

Driveway parking for one car. Council Tax Band C. Share of Freehold with approx. 111 years remaining on the lease. No fixed service charge. Building insurance and any maintenance or building costs are agreed in advance and split between the freeholders.

A distinctive home offering an unusual combination of period character, contemporary living, and exceptional private outside space.

Guide Price £1,000,000 Leasehold - Share of Freehold

EPC Rating: C

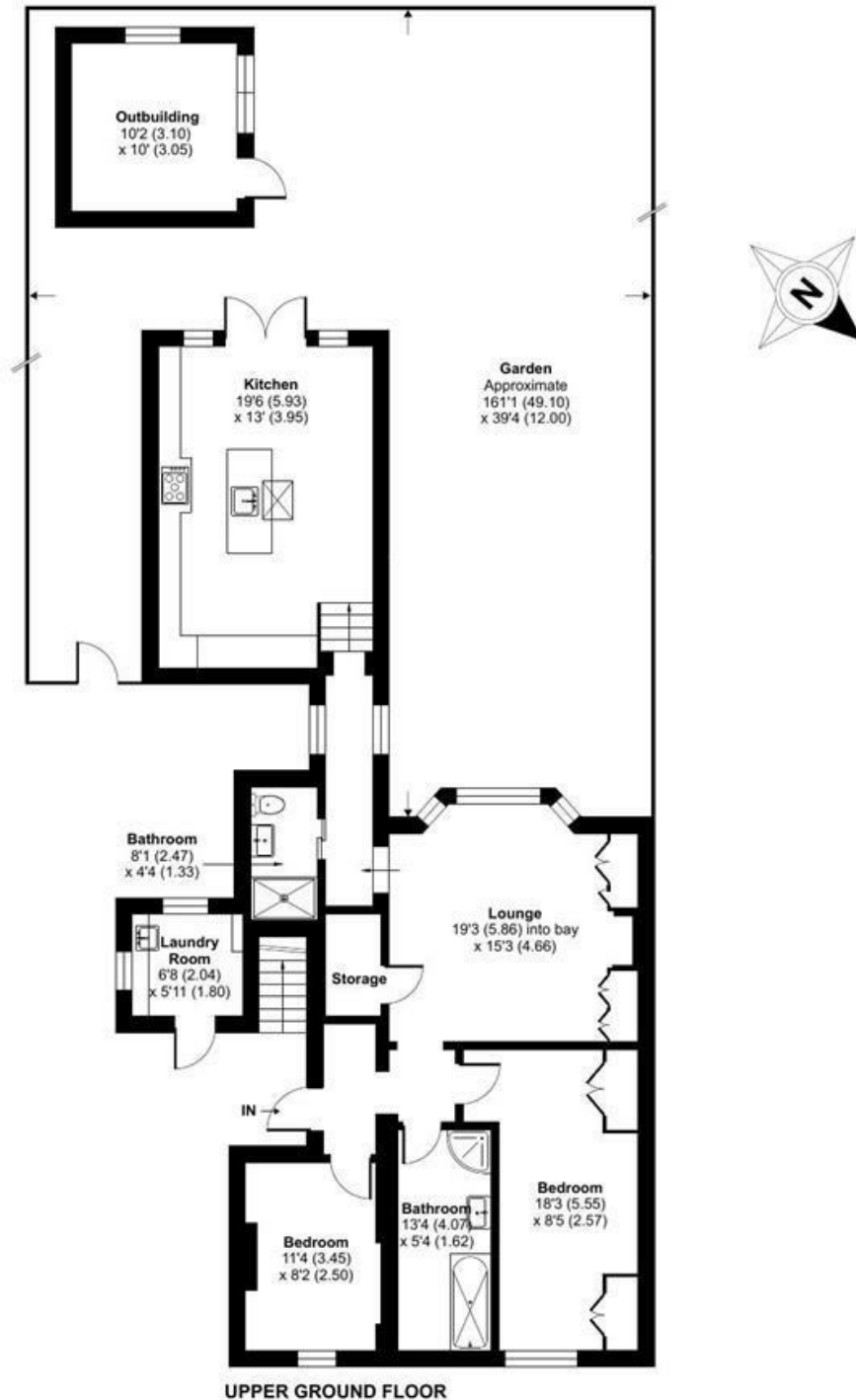
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Approximate Area = 1021 sq ft / 94.8 sq m (include laundry room)

Outbuilding = 102 sq ft / 9.4 sq m

Total = 1123 sq ft / 104.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Matthew James. REF: 1514188

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	78
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		