



2 Bedroom Luxury Apartment River Walk, Kingston Upon Thames £472,500 Leasehold

Modern 2 Bedroom Luxury Apartment for sale in River Walk, Kingston upon Thames.

This well-presented apartment offers an open plan Lounge/Kitchen/Dining Room, with a modern fully integrated kitchen and access to a private East facing balcony.

2 Double bedrooms, the principal bedroom boasts a luxury en suite shower room and fitted wardrobes.

Further double bedroom also with fitted wardrobes.

Located off the entrance hallway, a family bathroom and storage cupboard.

The property is located on the 2nd floor of the Lanyard Building and benefits from underfloor heating throughout, a resident's roof garden, lift service, entry phone and is ideally situated within just a few minutes' walk of

Kingston Town Centre, the River Thames and Mainline Station with frequent trains to London Waterloo.

Offered to the market with no onward chain and must be seen.

CONTACT US TODAY TO ARRANGE YOUR APPOINTMENT TO VIEW!

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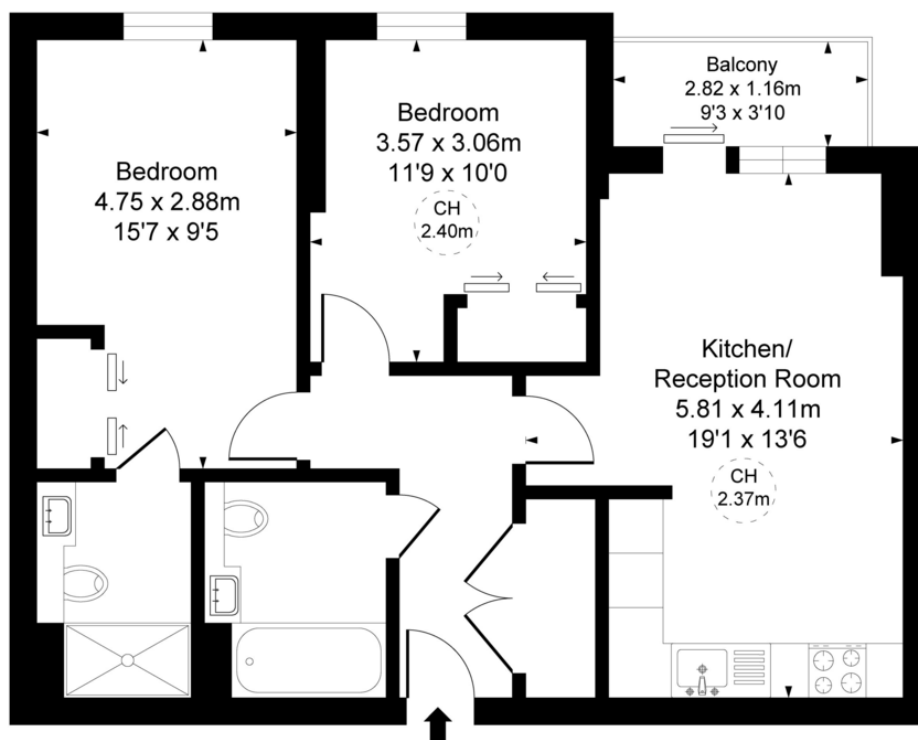
020 8547 1234

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Lanyard Building
River Walk, 5 Skerne Road, Kingston upon Thames

Approximate Gross Internal Area
65.00 sq m / 700 sq ft
 (CH = Ceiling Heights)



Second Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

- 2 Bedroom Luxury Apartment
- Open Plan Living / Kitchen / Dining Room
- 2 Double Bedrooms with Fitted Wardrobes
- 2 Luxury Bathrooms
- Private Balcony
- 2nd Floor - 700 sq ft of internal living space
- Underfloor heating throughout
- Residents Roof Garden
- Lift Service
- Service Charge: £3,056.58 plus a reserve fund contribution of £506.80 per annum
- Ground Rent: £465 per annum
- Council Tax: Band E - £3,041.31 per annum
- Lease: 238 years remaining
- No Onward Chain