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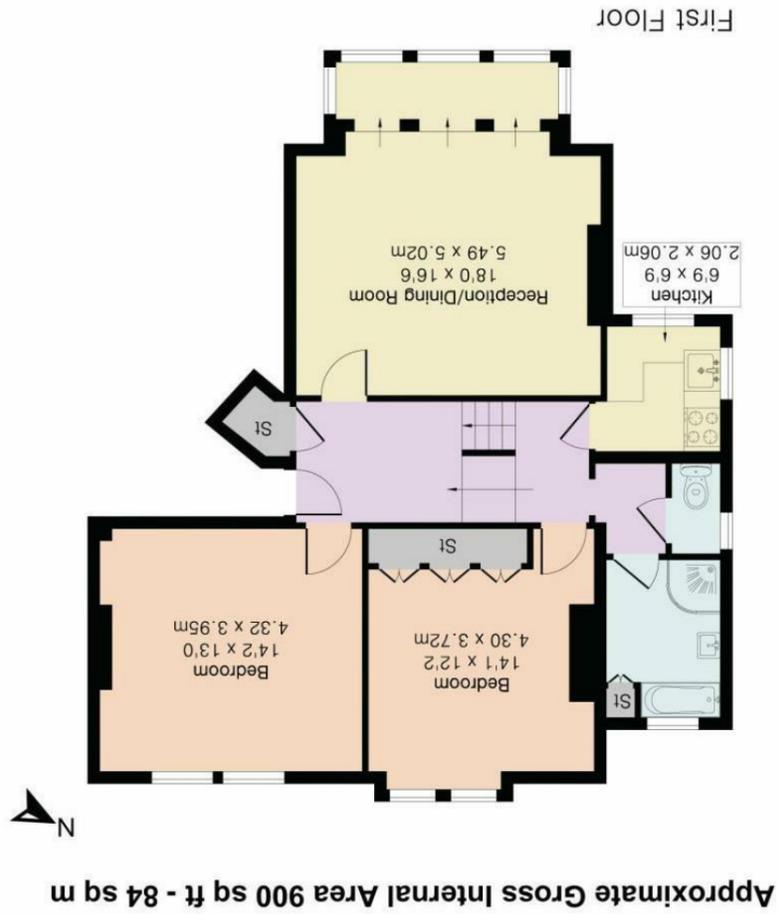
Environment Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating
	

**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.  
**Redress:** We hold independent redress with Property Redress

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Lower Ham Road  
 Kingston Upon Thames KT2 5BD



## Guide Price £585,000

- Stunning First Floor Apartment
- Amazing River Views
- Allocated Off Street Parking
- Two Double Bedrooms
- Period Features with Tall Ceiling Heights
- Premium Riverside Location
- 120 Years Remain on Lease
- Service Charge £3003
- Ground Rent £200
- EPC Rating D

\* 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.

### Summary

Located on the banks of the River Thames on Lower Ham Road in Kingston Upon Thames, this charming apartment offers a delightful blend of comfort and elegance. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a serene living environment. The spacious reception room is bathed in natural light and offers stunning river views, creating a warm and inviting atmosphere for both relaxation and entertaining. The property also offers a large entrance hall, modern fitted kitchen with integrated appliances and a large family bathroom. Situated in a premium riverside location, residents can enjoy river strolls towards either Kingston or Teddington Lock, making it an ideal spot for leisurely walks or outdoor activities. Additionally, the convenience of off-street allocated parking ensures that you will never have to worry about finding a space after a long day. This first-floor apartment combines modern living with the charm of its surroundings, making it a wonderful place to call home. This property is a rare find in a sought-after area. Don't miss the opportunity to experience the best of riverside living in Kingston Upon Thames. Please note there are no pets allowed.

### Location

Located in this premier North Kingston road just moments from the River Thames and Canbury Gardens, Lower Ham Road is a highly sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo and is easily accessible to the A3 serving London and the M25. Richmond Park with its thousands of acres of delightful parkland is close by and Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the area is excellent including Latchmere and Fern Hill primaries, The Kingston Academy, Grey Court, Tiffin Girls and the German School. The area also has an extensive range of sports and leisure facilities.

