



**Egbert Mews, Kingston Upon Thames, KT1 3FJ**



**welcome to**

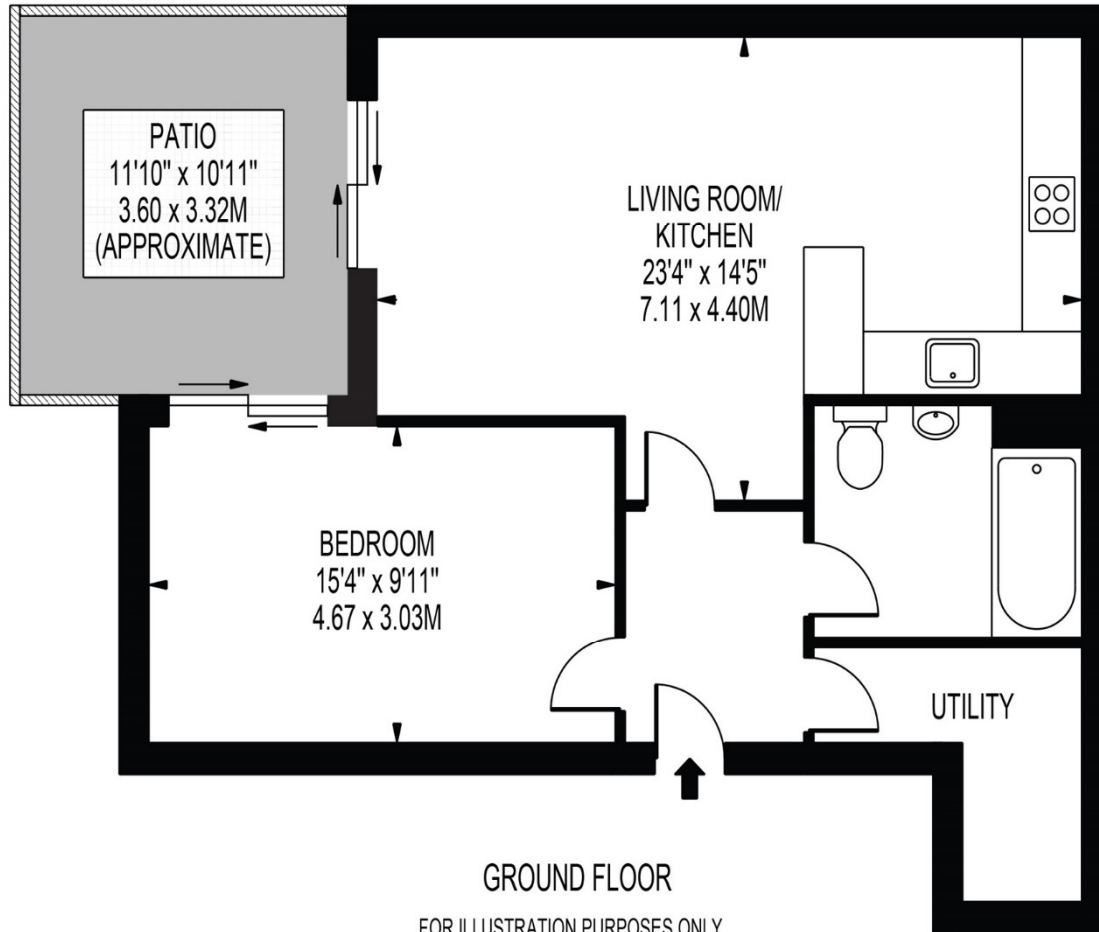
## **Egbert Mews, Kingston Upon Thames**

This beautifully presented share of freehold, one bedroom, apartment offers modern living at its finest, set within a contemporary development built in 2021 and benefiting from a 10 year NHBC building warrantee from new.



## EGBERT MEWS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 606 SQ FT - 56.27 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This beautifully presented share of freehold, one bedroom, apartment offers modern living at its finest, set within a contemporary development built in 2021 and benefiting from a 10 year NHBC building warrantee from new.

Designed to a high specification throughout, the property features a bright and spacious open-plan living area, a sleek fitted kitchen with integrated appliances, and a stylish bathroom with premium finishes. The generously sized bedroom provides natural light and ample storage options as well as direct access to the garden.

A rare highlight of this home is the private garden, perfect for entertaining and relaxing. Additional benefits include allocated parking, triple glazing, gas fired central heating and a share of freehold, giving you both convenience and long-term security.

Ideally suited to first-time buyers, downsizers, or investors, this apartment combines contemporary comfort with excellent practicality in a highly desirable location.

welcome to

## Egbert Mews, Kingston Upon Thames

- Share Of Freehold
- Allocated Parking
- Ground Floor & Private Garden
- Ultra Modern Kitchen & Bathroom
- 10 Years NHBC Warrantee from New

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107560](https://barnardmarcus.co.uk/Property/NML107560)



Property Ref:  
NML107560 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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