



## Antoinette Close, KT1

### £550,000

Built in 2020 and positioned on the third floor of the well managed Harrier House development, this is a genuinely spacious two-bedroom home with a west-facing balcony, secure underground parking, and a 24/7 gym all within half a mile of both Surbiton station and Kingston town centre. As an end-of-row flat, the property enjoys exceptional privacy: no neighbours to the left, no balconies above. Light, quiet, and with far-reaching evening views, it's a rare find at this price point.

The property is in an excellent central location. Surbiton station is just over half a mile away, with fast trains reaching Waterloo in around 15 minutes. Kingston town centre, the River Thames, and Bushy Park are all a similar distance and Richmond Park, Hampton Court, and the Surrey Downs are easily accessible.

### Features

- Two Double Bedrooms
- Secure Underground Parking
- Electric Vehicle Charging
- Large West Facing Balcony
- Lift And Concierge
- 24 Hour Residents Gymnasium
- Right To Manage estate



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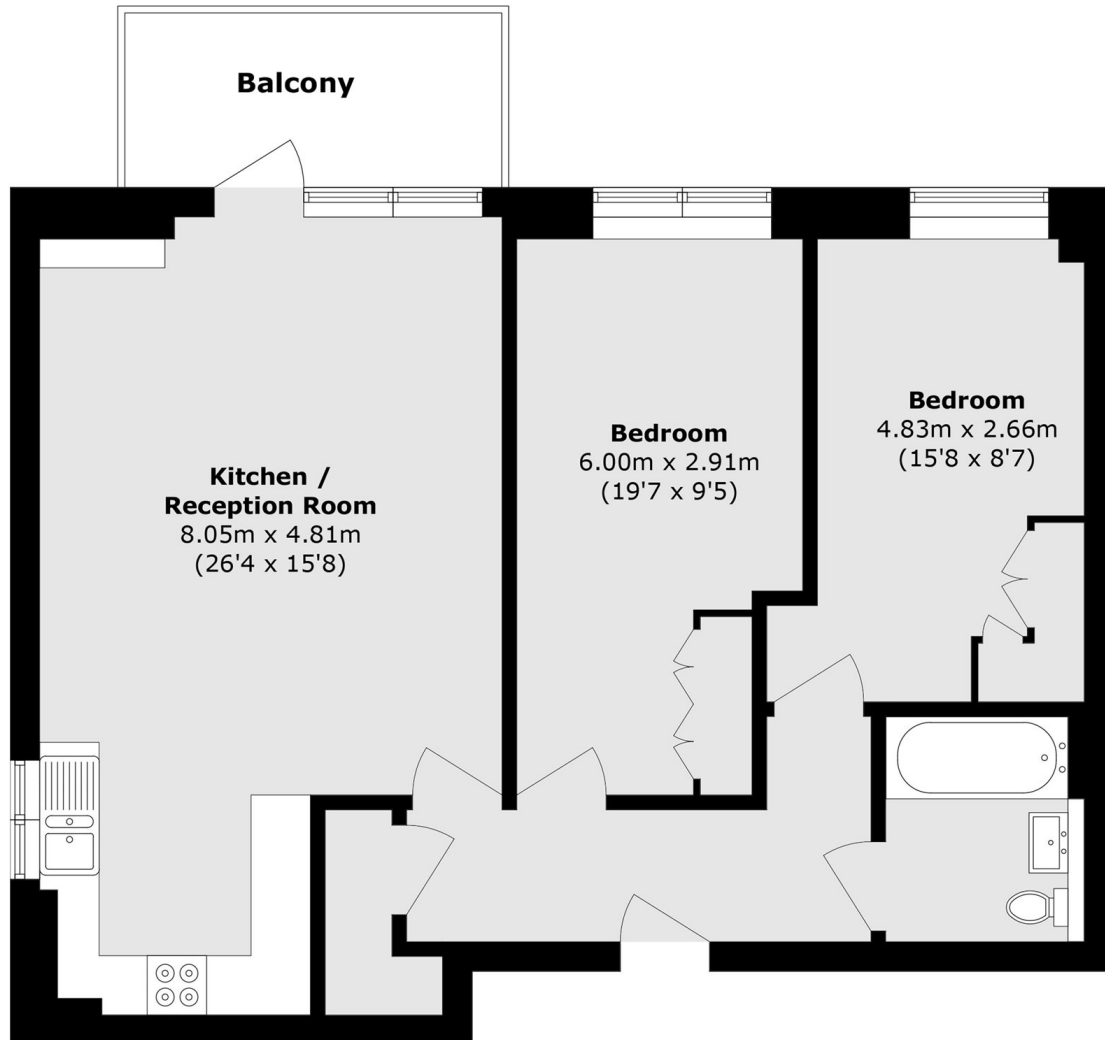
The property is entered via a smart, modern communal entrance with a video entryphone system providing lift and staircase access to the third floor.

Inside, the open-plan kitchen and living area is bright and contemporary, flowing naturally to the floor-to-ceiling windows and balcony. Both bedrooms are generously sized with ample storage, and the bathroom is modern and spacious.

The private balcony offers far reaching views, as well as overlooking the peaceful communal gardens, a wonderful place to enjoy the sunset and surroundings. As well as the quiet communal gardens, there is residents bike storage, access to the secure underground car park with EV Charging. The property itself is located in a premium estate. Residents benefit from concierge services, professional maintenance, and a 24/7 gym, managed by an active residents' committee. Crucially, the estate operates under a Right to Manage scheme, meaning residents control the budget and service charges directly.



# Antoinette Close, Kingston Upon Thames, KT1



Total area (approx.): 80.0 sq. m (861.1 sq. ft)

Balcony area (approx.): 6.7 sq. m (72.1 sq. ft)