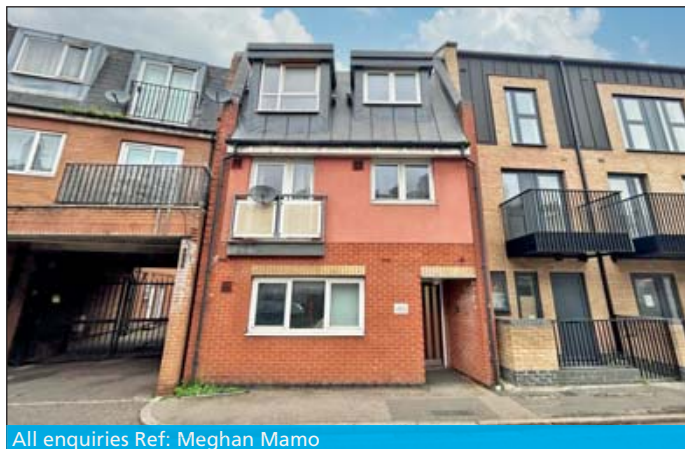


Lot 84

Flat 1, Lapidge House, 5 Coombe Road,  
Kingston Upon Thames, Surrey, KT2 7AB

Upon  
Instruction of

AMG



All enquiries Ref: Meghan Mamo

### ■ Leasehold ground floor studio flat

#### Location:

Lapidge House is located on Coombe Road (A238). Shopping amenities are available locally within Kingston with a further range of amenities found in Central London lying to the north east. Public transport links are available at Norbiton Train Station located to the east and at Kingston Train Station lying to the west along with a network of local bus services serving the surrounding areas. The property is served by road links including the A308 and the A3 located to the east. Recreational pursuits can be found within Richmond Park lying to the north.



#### Accommodation:

One room open plan to kitchen, bathroom/wc

#### EPC Rating: D

#### Council Tax Band: B

#### Lease:

Held on a lease for a term of 150 years (less 7 days) from 1st January 2004 at a ground rent of £TBC per annum.

#### To view:

By arrangement with the auctioneers.