

Sheriff House

2 Seymour Road, KT1

CHESTERTONS











Situated within Sheriff House in the sought-after Hampton Wick/Kingston upon Thames area, this charming one-bedroom apartment offers well-proportioned accommodation, the rare benefit of both private and communal gardens, and is offered to the market chain free.

The property provides a bright and welcoming reception space, a well-sized bedroom and a practical layout suited to comfortable everyday living. One of the standout features is the access to outdoor space, offering an ideal setting for alfresco dining, entertaining or simply relaxing during the warmer months.

Sheriff House is conveniently positioned for the wide range of amenities available in Kingston town centre, including an extensive selection of shops, cafés, restaurants and leisure facilities, alongside the picturesque River Thames and its popular riverside walks.

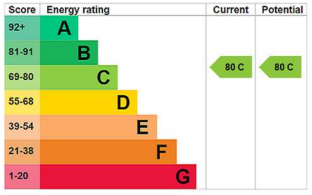
The property is also well placed for transport links, with Kingston railway station providing regular services towards London Waterloo, while excellent local connections make Richmond, Wimbledon, Surbiton and the surrounding areas easily accessible.

Combining outdoor space, a convenient location and the benefit of being chain free, this apartment would make an excellent first-time purchase, pied-à-terre or investment opportunity.

Please note: some of the images have been virtually furnished for marketing purposes.

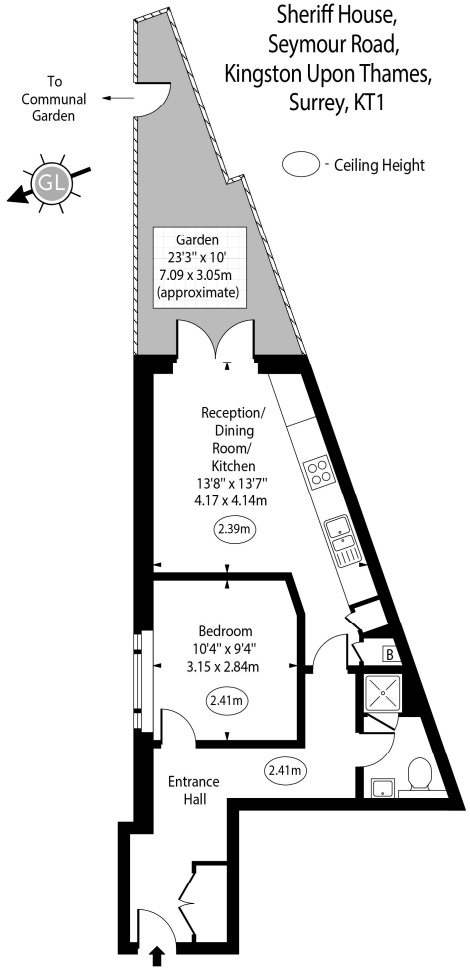
- One Double Bedroom
- Chain Free
- Private Garden
- Communal Garden
- Modern Kitchen
- Superb Location

Asking Price £300,000



Tenure: Leasehold 120 years 11 months
Service Charge: £1250
Ground Rent: £250
Local Authority: The Royal Borough of Kingston on Thames
Council Tax Band: C

Chestertons Richmond Sales
23a Friars Stile Road
Richmond
Surrey
TW10 6NH
richmond@chestertons.co.uk
020 3758 3222



Ground Floor

Approx Gross Internal Area 445 Sq Ft - 41.34 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
www.goldlens.co.uk
Ref. No. 033380M

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.

This paper is 100% recyclable