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## Uxbridge Road, Kingston Upon Thames, KT1 2LH

An excellent one-bedroom upper ground floor conversion apartment, set on one of the highly desirable river roads. Located within walking distance of Surbiton mainline station and high street with the Thames and river walk to Kingston at the end of the road. The many benefits include a good-sized open-plan living space, including a fitted kitchen with appliances. A lounge dining room overlooking the communal garden. The double bedroom includes built-in wardrobes. There is a white bathroom suite with a shower over the bath. Modern double glazing and electric heating. Well-maintained communal hallways. To the rear is a large south-west-facing communal garden and parking on a first come, first served basis. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £80 per month. Sold with no onward chain.

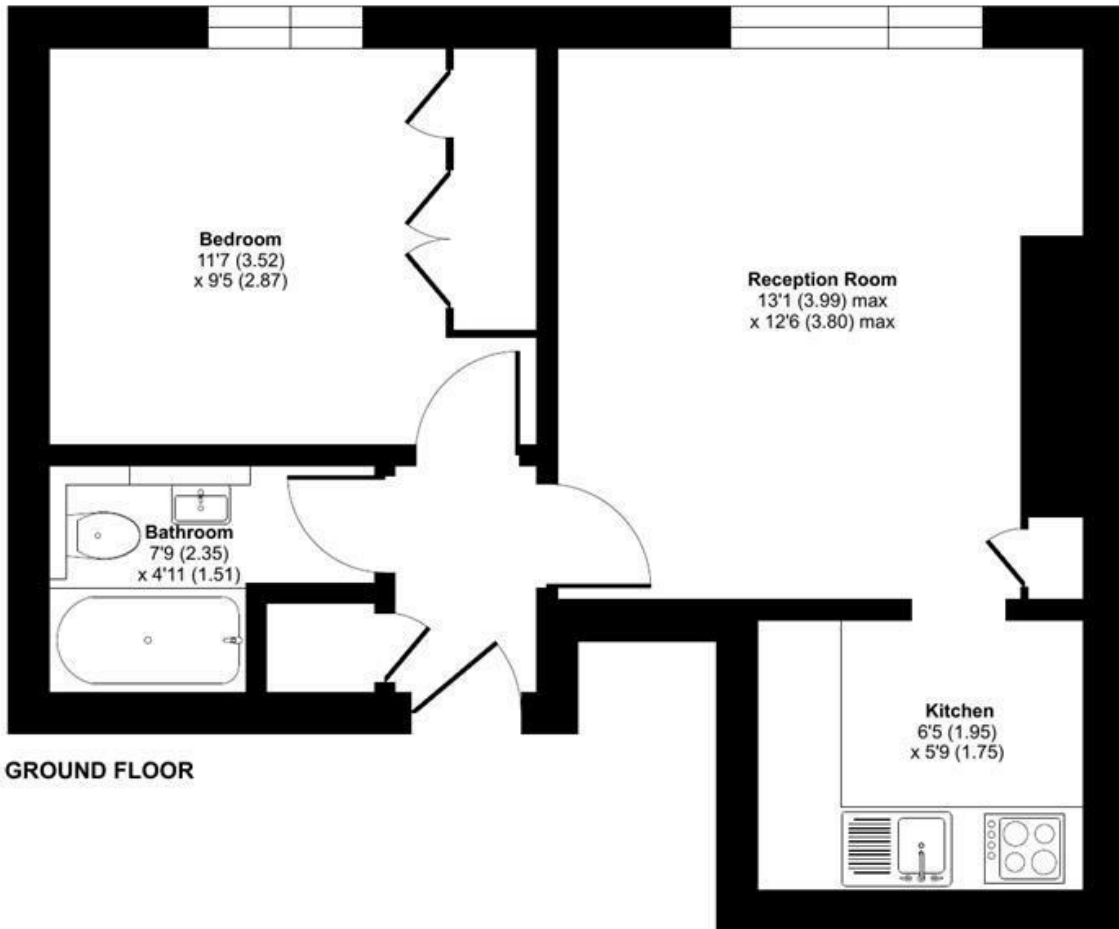
**Guide Price £289,950 Leasehold - Share of Freehold**

**EPC Rating: E**

# Uxbridge Road, Kingston Upon Thames, KT1

Approximate Area = 399 sq ft / 37 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Matthew James. REF: 1467328

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

