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Anglesea Road, Kingston Upon Thames, KT1 2ET

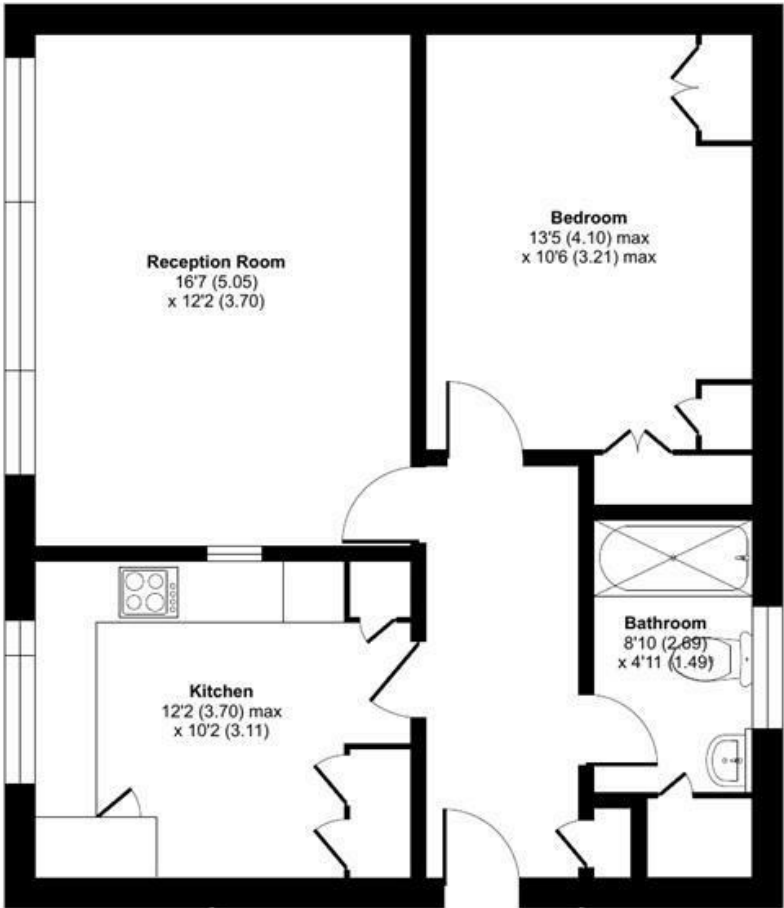
A very spacious one-bedroom top floor apartment with views towards Home Park. Located on a highly desirable 'river road' within walking distance of Surbiton mainline station with the Thames and the river walk to Kingston at the end of the road. The many benefits include a large living room with a picture window offering views of Home Park and ample sitting and dining space. There is also a good-size fitted kitchen breakfast room. A large double bedroom with fitted wardrobes. The white bathroom suite includes a shower over the bath. There is a welcoming entrance hall with storage. Gas central heating and double glazing. Well maintained communal areas. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the current service charge is approx. £340 per qrt. Council tax band C. A lovely home in an excellent location.

Guide Price £349,950 Leasehold - Share of Freehold

EPC Rating: D

Anglesea Road, Kingston Upon Thames, KT1

Approximate Area = 633 sq ft / 58.8 sq m
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2026. Produced for Matthew James. REF: 1437063

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		