



## **2 Bedroom Riverside Apartment Kingston Riverside, Kingston Upon Thames £635,000 Leasehold**

Modern 2 double bedroom apartment located in the iconic Kingston Riverside Development on the banks of the Thames.

The apartment is located on the 1st floor and offers 809 sq ft of internal living space.

Open Plan Reception, Kitchen, Living Room with doors opening out to the private full width balcony.

The modern fitted kitchen is furnished with integrated appliances, quartz worktops, glass splashbacks and a drinks fridge,

The property also offers 2 double bedrooms, the principal bedroom boasts a spacious ensuite shower room and fitted wardrobes, a further double bedroom and a family bathroom.

Underfloor heating, double glazed windows, direct access to a balcony with park & river views, concierge service, lift service, video entry, secure underground parking available to lease by a separate arrangement. Offered with no onward chain.

Kingston Riverside has a residents roof terrace, internal garden, lift service and concierge service.

Situated on the banks of the Thames in a central location with great transport links including frequent trains to London Waterloo, and within close proximity of Historic Parkland including Royal Richmond and Bushy Parks, and Hampton Court Palace.

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Trafalgar Building,  
Henry Macaulay Ave, KT2  
Approximate Gross Internal Area  
75.20 sq m / 809 sq ft

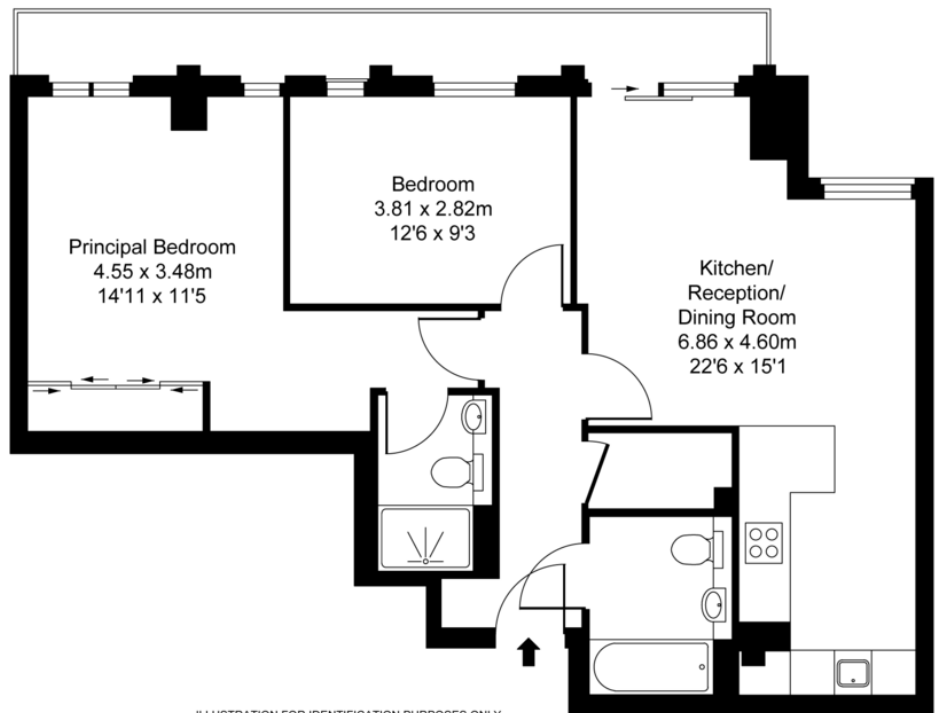


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

- 2 Double Bedroom Riverside Apartment
- Open Plan Living/Kitchen/Dining Room
- Well equipped kitchen with integrated appliances
- Principal Bedroom with Ensuite Shower Room and Fitted Wardrobes
- Private Full Width Balcony
- Parkside and River Views
- Underfloor Heating
- Concierge Service
- Lift Service
- Residents Roof Garden
- Lease: 1,075 years
- Ground Rent: Zero
- Service Charge: £5,542.26 per annum
- Council Tax: Band F - £3,767.28 per annum
- Chain Free