



JESS INCH  
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# 31-33 Fasset Road, Kingston upon Thames, Greater London, KT1 2FJ

Offers Over £425,000

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Please Quote JI0900 For All Enquiries.

Guide Price From £425,000 - £475,000. A contemporary, top-floor apartment, extremely spacious in size, with a charming balcony and allocated, underground parking space.

Situated on the second floor accessed via lift, this apartment has a bright and welcoming feel. It's extremely spacious living space offers clearly designated cooking, dining and relaxing zones with much space between. The living room leads to a generous balcony, overlooking well-kept, beautiful communal gardens. Engineered oak flooring runs throughout the principal spaces, while floor-to-ceiling glazing ensures plenty of natural light. The sleek kitchen is fully fitted with integrated Smeg appliances.

The bedroom which is substantial in size, features bespoke fitted wardrobes and large windows enjoying great views. A modern bathroom, finished in porcelain tiling, completes the internal accommodation. Underfloor heating and double glazing throughout ensures year-round comfort.

Situated within Kingston's Harriers Development, this beautifully finished apartment is ideally positioned for both Kingston and Surbiton town centres. Designed with lifestyle and comfort in mind, the apartment benefits from a private underground parking space, lift access to all floors, 5 day weekly concierge, residents' gym and extensive, landscaped, courtyard gardens. Due to the top floor location, the owners enjoy a very private location yet are part of the well-run and very friendly, Harriers community. The five low-rise blocks making up The Harriers are all predominantly lived in by home owners.

The Harriers is a well-managed community, with a friendly concierge on site five days a week and secure entry system. Residents enjoy 'Right to Manage' status and have access to the expansive courtyard garden with plenty of space to relax. There is also a children's play area.

The location of The Harriers is outstanding, with easy proximity to both Kingston and Surbiton stations and express services to



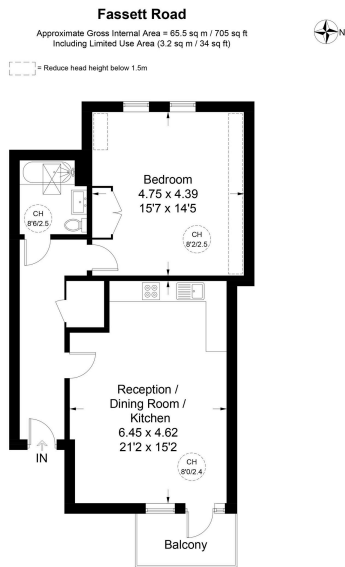


Illustration for identification purposes only, not for valuation purposes, measurements are approximate, not to scale. IPMS2

- Please Quote JI0900 For All Enquiries
- Top-floor, immaculate apartment
- Private balcony overlooking landscaped courtyard gardens
- Extremely spacious double bedroom with fitted wardrobes and great views
- Concierge, residents' gym and stunning communal gardens
- Guide Price starting from £425,000 - £475,000
- Bright living space with engineered oak flooring and floor-to-ceiling glazing
- Contemporary kitchen with integrated Smeg appliances
- Direct lift from secure underground parking
- EV Charging and bike storage



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	