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## Portsmouth Road, Kingston Upon Thames, KT1 2ND

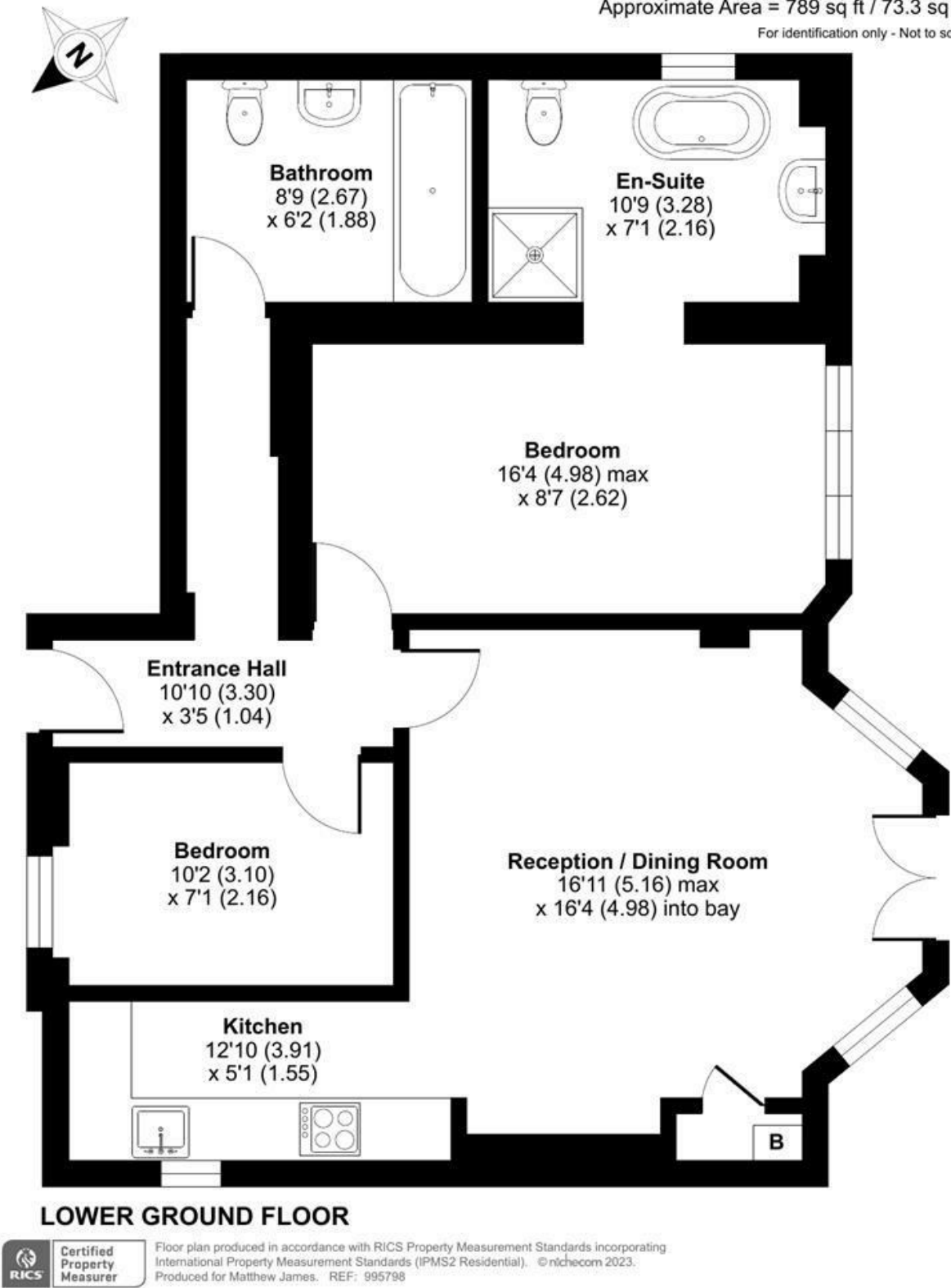
An excellent spacious two double bedroom, two bathroom garden floor apartment. Set in a grand Victorian villa overlooking the Thames. Surbiton mainline station and Kingston town centre are within walking distance. The many benefits include a large living room with ample sitting/dining space and French doors opening at the front of the property. There is a part open plan, sleek contemporary kitchen with integral appliances. The large master bedroom includes a sumptuous en-suite bathroom with a free-standing rolled top bath and a separate shower. There is a double second bedroom and another white and stone bathroom with a shower over the bath. Gas central heating. Council tax band to be confirmed by Kingston Borough Council. Sold with a Share of the Freehold and a lease of approx. 920 years. We are advised that service charge is paid as and when required. No onward chain.

**Best Offers Around £415,000 Leasehold - Share of Freehold**

**EPC Rating: C**

Anglesea Lodge, Portsmouth Road, Kingston Upon Thames, KT1

Approximate Area = 789 sq ft / 73.3 sq m  
For identification only - Not to scale



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
73		76
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		