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Home Park Walk, Kingston Upon Thames, KT1 2LQ

An excellent, spacious three double bedroom, two bathroom ground floor apartment moments from the Thames. Surbiton mainline station and Kingston town centre are both within walking distance. The many benefits include a large, bright lounge-dining room. There is a good-sized separate kitchen-breakfast room with extensively fitted units. The spacious master bedroom includes fitted wardrobes and an en-suite shower room. There are two further good-sized double bedrooms one which has been used as a dining room. The main bathroom includes a shower over the bath. Gas central heating and double glazing. Beautiful, well maintained secluded communal gardens to the rear. Sold with a Share of the Freehold and a lease in excess of 900 years. We are advised the current service charge is approx. £2,000 pa. Council tax band E. No onward chain.

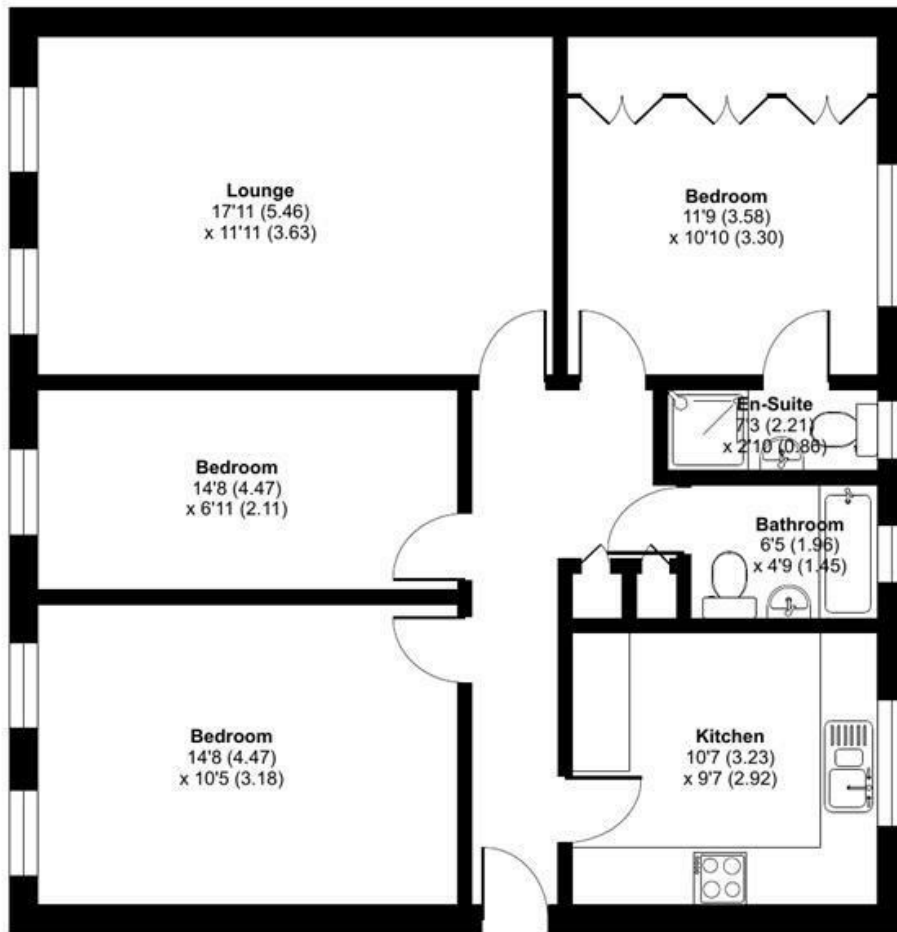
Guide Price £535,000 Leasehold - Share of Freehold

EPC Rating: C

Home Park Walk, Kingston Upon Thames, KT1

Approximate Area = 889 sq ft / 82.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 994035

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			
England & Wales		74	79
	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		