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Portsmouth Road, Kingston Upon Thames, KT1 2ND

An outstanding, refurbished conversion apartment of exceptional size with two bedrooms and two bathrooms. Enjoying direct views across the Thames towards Home Park. Located within walking distance of Surbiton mainline station, with Kingston town centre only a minutes away alongside the Thames. Set in a Grand Victorian Villa with period features superbly blended with modern style and function by the current owners. The many benefits include a very large stately living room with a picture sash window offering direct views across the Thames. There is a separate high specification sleek new kitchen with integral appliances and a central island. An extensive master bedroom suite with fitted wardrobes a sumptuous en-suite shower room and French doors opening onto the balcony. An equally large second bedroom also with striking river views. Again a sumptuous main bathroom with a shower over the bath. A welcoming entrance hallway with a huge practical storage cupboard. Gas central heating, newly fitted double glazed windows. A double garage and amenity space to the rear of the building. Well maintained communal hallways. Sold with a Share of the Freehold and a lease in excess of 900 years.

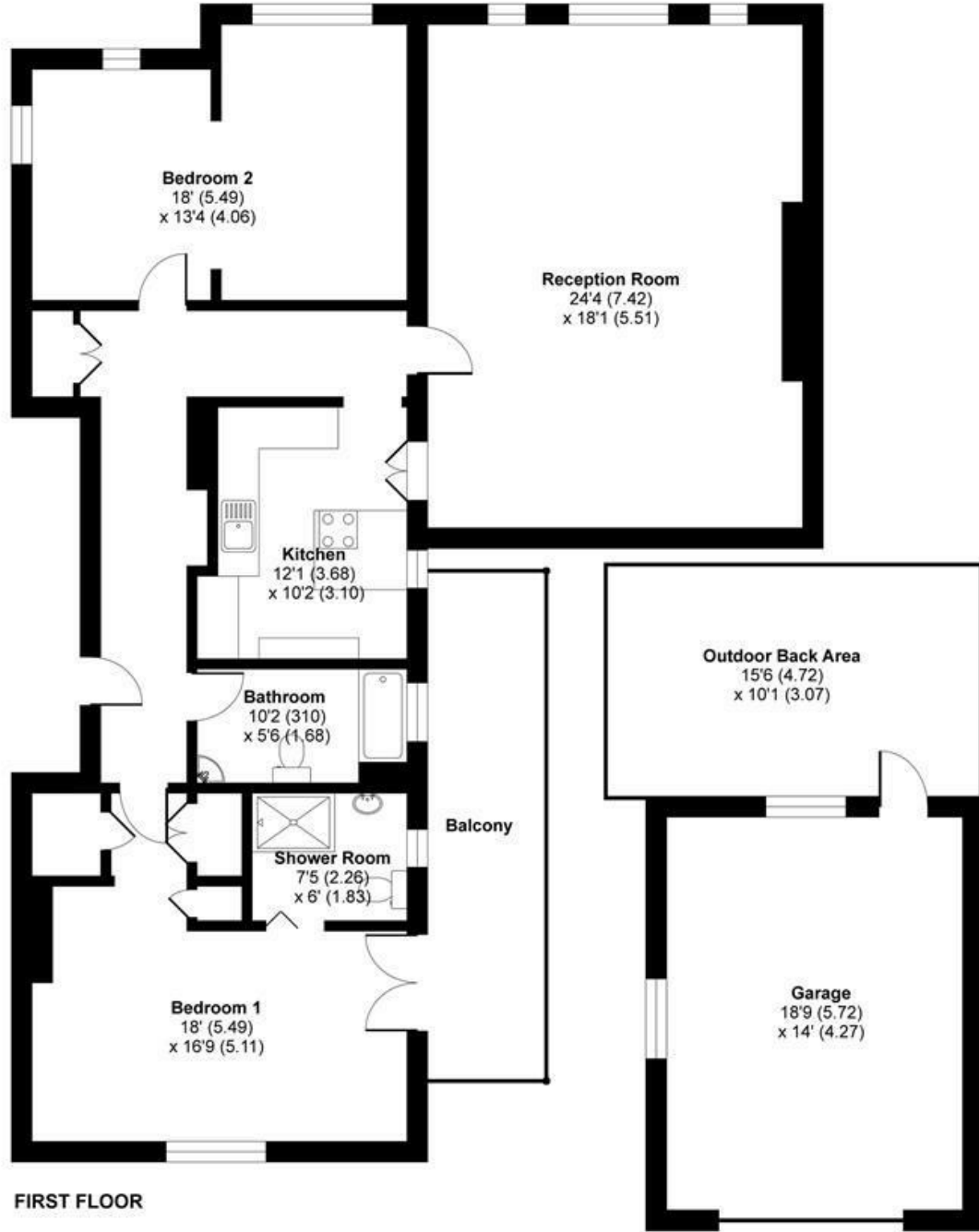
Guide Price £799,950 Leasehold - Share of Freehold

EPC Rating: D

Portsmouth Road, Kingston Upon Thames, KT1

Approximate Area = 1363 sq ft / 126.6 sq m
 Garage = 266 sq ft / 24.7 sq m
 Total = 1629 sq ft / 151.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Matthew James. REF: 766929

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.

