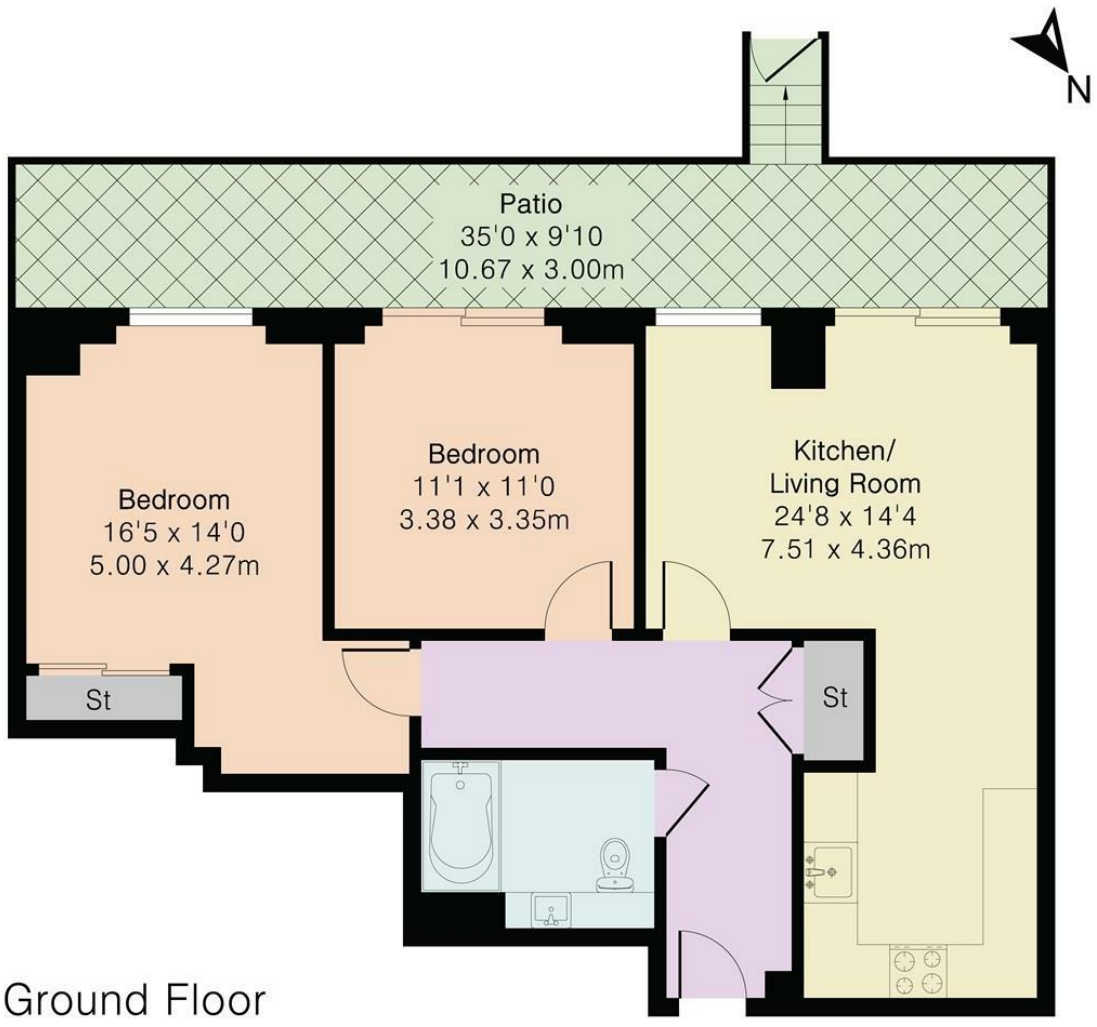


Henry Macaulay Avenue

Kingston Upon Thames KT2 5FE

Approximate Gross Internal Area 755 sq ft - 70 sq m



Ground Floor

gibson lane

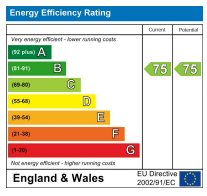
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

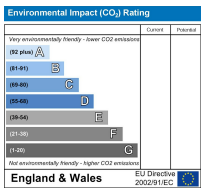
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

www.gibsonlane.co.uk

Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress

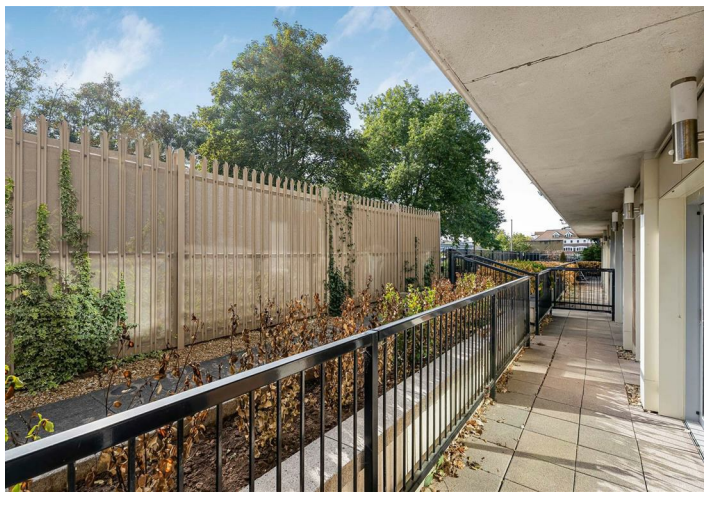




Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

The Property Ombudsman
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Guide Price £499,500

- CHAIN FREE Two Bedroom Luxury Ground Floor Apartment
- Riverside Location
- Concierge Service
- Luxury Bathroom
- Private South Facing Terrace
- Open Plan Kitchen/Diner
- Service Charge £5783.52 p.a.
- Ground Rent £400 p.a.
- 985 Years Remain on Lease
- Council Tax Band F

Tenure: Leasehold

Local Authority: Kingston upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

Welcome to this lovely two bedroom ground floor luxury apartment located on Henry Macaulay Avenue in the charming area of Kingston Upon Thames. This stunning property boasts a private south facing terrace where you can enjoy your morning coffee or unwind after a long day while taking in the serene views of the riverside development.
The property offers in excess of 700 sq. ft. of open plan living space with a high spec modern kitchen. The principal bedroom includes fitted wardrobes, there is a further bedroom with direct access to the terrace, and a contemporary luxury bathroom. Further benefits include a concierge service, beautifully maintained communal roof and internal gardens.
The Kingston Riverside development is ideally situated on the banks of the Thames in a central location with great transport links including an excellent train service to London Waterloo.
This property is being sold CHAIN FREE.
Viewings are highly recommended.



Situation

Kingston Riverside is a popular residential development and is one of the most sought after riverside locations in North Kingston. The Admiralty Building is conveniently positioned for Canbury Gardens and the River Thames with Kingston town centre, station and Richmond Park a short distance away. The property is conveniently located a short walk from Kingston train station servicing London Waterloo via South West Trains. There is an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs in the local area.

