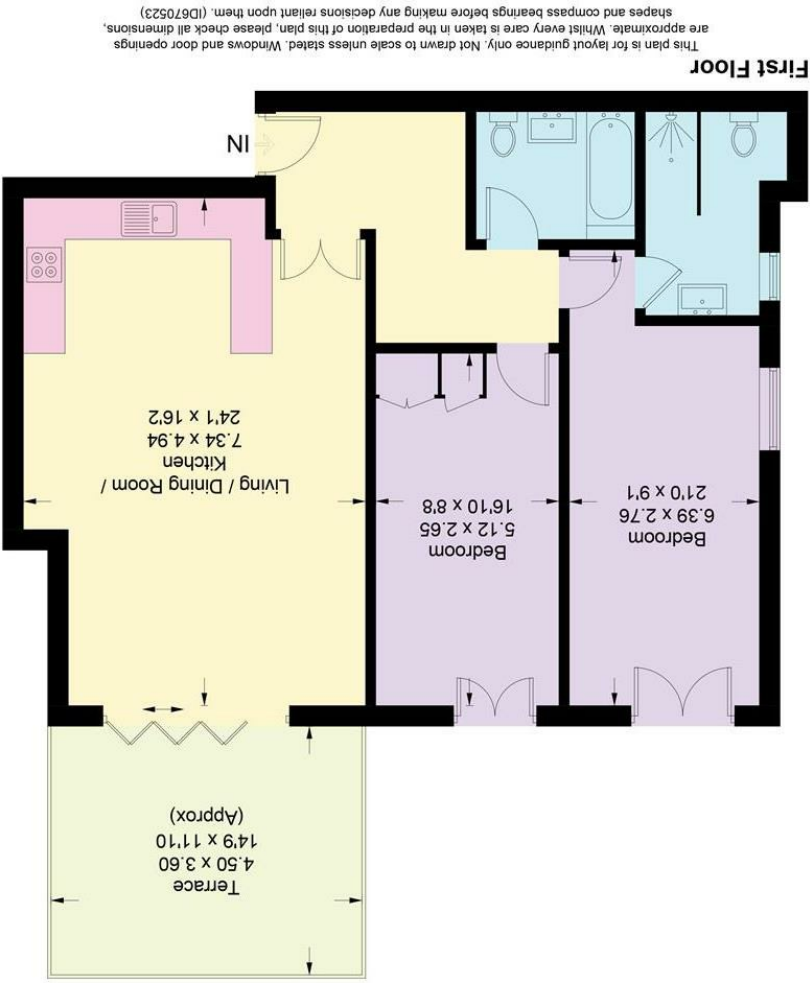


Energy Efficiency Rating	Environment Impact (CO ₂) Rating
EU Energy Rating A B C D E F G 100 kWh/m² or less 101 - 120 kWh/m² 121 - 150 kWh/m² 151 - 180 kWh/m² 181 - 220 kWh/m² 221 - 255 kWh/m² 256 - 300 kWh/m² Energy Efficiency Rating A B C D E F G 100 kWh/m² or less 101 - 120 kWh/m² 121 - 150 kWh/m² 151 - 180 kWh/m² 181 - 220 kWh/m² 221 - 255 kWh/m² 256 - 300 kWh/m²	EU Energy Rating A B C D E F G 100 kWh/m² or less 101 - 120 kWh/m² 121 - 150 kWh/m² 151 - 180 kWh/m² 181 - 220 kWh/m² 221 - 255 kWh/m² 256 - 300 kWh/m² Environment Impact (CO₂) Rating A B C D E F G 100 kWh/m² or less 101 - 120 kWh/m² 121 - 150 kWh/m² 151 - 180 kWh/m² 181 - 220 kWh/m² 221 - 255 kWh/m² 256 - 300 kWh/m²



Coombe Lane West, KT2
Approximate Gross Internal Area = 87.4 sq m / 941 sq ft

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444



Coombe Lane West
Kingston Upon Thames KT2 7EW



Coombe Lane West

Kingston Upon Thames KT2 7EW

£699,950

Description

Sapphire Mansions is a stunning development of just eight new build apartments situated on the edge of the Coombe Estate in Kingston. The properties have all been finished to an incredibly high standard to include engineered parquet flooring, Haecker German kitchens, beautiful Crosswater bathrooms, allocated parking and a 10 year building guarantee.

This property is a two double bedroom, two bathroom first floor apartment featuring an impressive open-plan kitchen/dining/reception room and the added advantage of a private terrace.

Situation

The development is ideally located in this sought after Coombeside position between Kingston, New Malden and Wimbledon Village with their extensive range of shops, boutiques and restaurants. Norbiton Station which gives direct access into London Waterloo is close by and the A3, which serves both London & the M25, is easily accessible by car. The standard of schooling within Kingston & Coombe is excellent within both the private and state sectors. The area also has an abundance of leisure facilities to include golf courses, tennis clubs and riding schools.

Tenure: Leasehold
Local Authority: Kingston upon Thames

