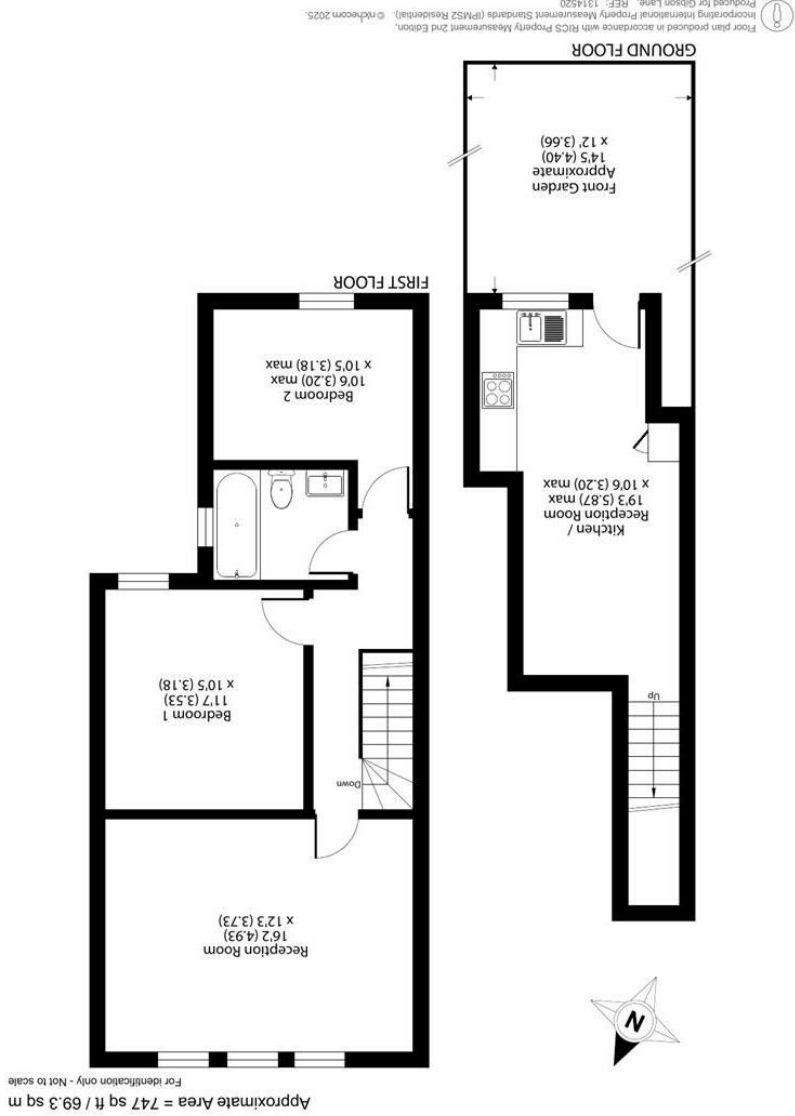


Energy Efficiency Rating	
EU Standard	2020/854
Best possible rating - after energy loss	A
Best possible rating - after energy loss	B
Best possible rating - after energy loss	C
Best possible rating - after energy loss	D
Best possible rating - after energy loss	E
Best possible rating - after energy loss	F
Best possible rating - after energy loss	G
Best possible rating - after energy loss	H
Best possible rating - after energy loss	I
Best possible rating - after energy loss	J
Best possible rating - after energy loss	K
Best possible rating - after energy loss	L
Best possible rating - after energy loss	M
Best possible rating - after energy loss	N
Best possible rating - after energy loss	O
Best possible rating - after energy loss	P
Best possible rating - after energy loss	Q
Best possible rating - after energy loss	R
Best possible rating - after energy loss	S
Best possible rating - after energy loss	T
Best possible rating - after energy loss	U
Best possible rating - after energy loss	V
Best possible rating - after energy loss	W
Best possible rating - after energy loss	X
Best possible rating - after energy loss	Y
Best possible rating - after energy loss	Z

Environmental Impact (CO ₂) Rating	
EU Standard	2020/854
Best possible rating - after energy loss	A
Best possible rating - after energy loss	B
Best possible rating - after energy loss	C
Best possible rating - after energy loss	D
Best possible rating - after energy loss	E
Best possible rating - after energy loss	F
Best possible rating - after energy loss	G
Best possible rating - after energy loss	H
Best possible rating - after energy loss	I
Best possible rating - after energy loss	J
Best possible rating - after energy loss	K
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Best possible rating - after energy loss	M
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Best possible rating - after energy loss	S
Best possible rating - after energy loss	T
Best possible rating - after energy loss	U
Best possible rating - after energy loss	V
Best possible rating - after energy loss	W
Best possible rating - after energy loss	X
Best possible rating - after energy loss	Y
Best possible rating - after energy loss	Z





Guide Price £390,000

- Split Level Maisonette
- Two Double Bedrooms
- Large Reception room
- Front Garden Patio
- Close to Transport Links
- Eat in Kitchen/Diner
- No Onward Chain
- Share of Freehold
- EPC Rating - D
- Council Tax Band - C

* Tenure: Leasehold - Share of Freehold Upon Thames

* Local Authority: Kingston

Description

Nestled on the charming Coombe Road in Kingston Upon Thames, this delightful split-level apartment offers a perfect blend of comfort and style. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a comfortable home with ample space.

As you enter, there is an eat in Kitchen/diner, perfect for both relaxation and entertaining guests. upstairs you have a large reception room with two large windows, boasting lots of natural light, two double bedrooms and a bathroom.

The apartment also boasts a private front patio garden, offering a lovely outdoor space to enjoy fresh air and sunshine.

The property is conveniently located, providing easy access to local amenities, transport links, and the vibrant community of Kingston Upon Thames. With its combination of space, comfort, and a desirable location, this flat is a wonderful opportunity for anyone looking to settle in this sought-after area. Don't miss the chance to make this charming apartment your new home.

Situation

Coombe Road is a sought after residential street conveniently located within close proximity to Richmond Park and moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. The A3 which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.

