



Newly Converted 2 Bedroom Luxury Apartment Kings Road, Kingston Upon Thames. £600,000 Leasehold

A stunning newly converted 2-bedroom, 2-bathroom contemporary apartment located in the heart of Kingston upon Thames.

This exceptional apartment boasts accommodation spanning 78 square meters [836 sqft] on a single floor. With a rare and unique layout and an extensive 7.50 x 2.85 m [24'7 x 9'4 ft] external private terrace. 177 Kings Road is moments from the serene Richmond Park, the vibrant amenities of Kingston's Historic town centre and the river Thames, offering the perfect blend of tranquillity and convenience.

Spacious & Modern Design: Boasting tall ceilings and large windows, this apartment is flooded with natural light. The open-plan living room has a designated desk space perfect for hybrid working. Enjoy a sunny private outdoor terrace, perfect for relaxing or entertaining.

Energy Efficiency: Equipped with PV cells & new gas combi boiler keeping forecasted annual energy bills to an absolute minimum.

High Specification Interiors: Features quartz worktops, a boiling water tap, an electric fireplace, and a media wall with a 65-inch TV

Low Maintenance: Benefit from a low service charge & peppercorn ground rent. Comes with a 10-year new home warranty.

Situated within the catchment area of some of the UK's top primary schools and renowned Senior Schools, this apartment is ideal for young families and working professionals alike. Its proximity to Richmond Park offers endless opportunities for outdoor activities, while Kingston town centre provides easy access to shops, restaurants, and transport links.

This unique, high-specification apartment combines modern living with practicality and style, ready for you to move in and make it your own. Don't miss this rare opportunity to own a distinctive home in a sought-after location.

Please note some images include virtual furniture staging.

Contact us today to arrange a viewing

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KING'S ROAD, KT2

Approx. Gross Internal Floor Area

837 Sq. ft/77.6 Sq. m



FIRST FLOOR

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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Newly Converted 2 Bedroom Contemporary Apartment
- Open Plan Living with spacious modern designs
- 2 Double Bedrooms with Fitted Wardrobes
- 2 Luxury Bathrooms
- 837 sq ft / 78 sq m of internal living space
- 7.50 x 2.85 m [24'7 x 9'4 ft] external private terrace
- 999 year lease
- 10 year new build warranty
- Popular North Kingston Location close to Richmond Park
- Close to Historic Kingston Town Centre, Mainline Station and the river Thames
- Predicted Service Charge: £500 per annum
- Peppercorn Ground Rent