



2 Bedroom Luxury Apartment Royal Exchange, Kingston upon Thames £745,000 Leasehold

2 Bedroom Luxury Apartment with an impressive 905 squarefeet of internal living space, and a private secluded terrace, located on the second floor of Yorke House in Royal Exchange, Kingston upon Thames

The heart of this home is a spectacular open-plan living and dining space, directly connected is the bespoke, fully-fitted kitchen, merging style with functionality, it features modern handleless doors, premium integrated appliances, and sleek black ironmongery and opens out to the private terrace.

The entrance hallway offers extensive storage and conveniently hides away the washing machine.

The principal bedroom suite is a generous double, complete with sleek fitted wardrobes, it also boasts its own private ensuite that brings a boutique-hotel feel directly to your morning routine.

The second bedroom is equally impressive in size, offering incredible versatility as a luxurious guest room or an enviable home office.

Off the hallway, a high specification family bathroom, complete with a contemporary bathtub and elegant styling.

Residents of Royal Exchange enjoy exclusive access to a state-of-the-art fitness suite, a luxury private screening room for movie nights, a professional meeting space, residents garden and 24hr concierge service

Step outside, and the best of Kingston is at your fingertips. You are just moments from a stunning stretch of the River Thames, vibrant cafés, and world-class shopping at the Bentall Centre. Culture enthusiasts will love being a short stroll from the Rose Theatre and Bushy Park and Richmond Park nearby

Commuting is effortless, too. Kingston Station is just a 10-minute walk away, with frequent trains to London Waterloo

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TWO BEDROOMS



APARTMENT: 34
FLOOR: 2

Living Room	3.5m x 3.0m	11' 6" x 10'
Kitchen / Dining	5.1m x 3.1m	16' 8" x 10'
Bedroom 1	4.4m x 3.2m	14' 5" x 10'
Bedroom 2	3.9m x 2.8m	12' 9" x 9'
TOTAL AREA	84.1 SQ M	905 SQ F
Balcony	9.6 sq m	103 sq



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

- 2 Bedroom Luxury Apartment
- Built by St George approximately 4 years ago
- Royal Exchange Development
- 2 Double Bedrooms
- 2 Luxury Bathrooms
- Open Plan Kitchen, living, Dining Room
- Secluded Private Terrace
- Ample Storage Throughout
- Underfloor Heating
- Contemporary Luxury Designs throughout
- Service Charge: £5,285.22 per annum
- Ground Rent: £425 per annum
- Council Tax: Band F - £3,767.28 per annum