



The Watergardens

Coombe | Surrey

RENTAL £3,750 PCM

020 8947 9393 | COOMBERESIDENTIAL.COM

The Watergardens

Warren Road | Coombe | Kingston upon Thames | Surrey | KT2

A highly sought after three bedroom top floor apartment in this renowned and prestigious development. The property is approximately 1,642 ft² (152.6 m²) of well balanced accommodation with predominantly South facing rooms, a private balcony and outstanding views of the award winning landscaped grounds.

The development built by Octagon Developments Ltd is set within nine acres of award winning Japanese gardens featuring a network of streams with Japanese bridges leading down to natural ponds, with a fountain and pagoda, offering a tranquil setting. The development comprises three blocks with access through remote controlled gates and there is substantial parking provided for visitors.

Location

Warren road is located in the heart of the exclusive Coombe Estate and is adjacent to two outstanding golf courses. The location is equidistant between Kingston and Wimbledon town centres, both of which offer first class shopping and dining opportunities. At either end of Warren Road there are bus stops, taking you to Kingston, Putney, Wimbledon and Kingston. The closest mainline stations are Norbiton or New Malden which provide fast access to London Waterloo. Richmond Park, offering over 2,300 acres of outstanding natural beauty is within a short stroll and accessed via Ladderstile Gate, a pedestrian entrance off Kingston Hill and located opposite the end of Warren Road.

Accommodation Comprises

Spacious Entrance Hall ♦ Dual Aspect Reception Room with Balcony ♦ Kitchen/Breakfast Room ♦ Principal Bedroom with En suite Bathroom ♦ Two further Bedrooms ♦ Family Bathroom

Amenities Include

Independent gas fired central heating & hot water ♦ Security system ♦ Double glazed windows throughout ♦ Secure underground storage room ♦ Two secure underground car parking spaces ♦ Video entry phone ♦ Central TV system for terrestrial, satellite, digital and analogue reception ♦ Day porters ♦ Newly refurbished and ready to move into

UNFURNISHED

Available Immediately

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Local Authority Royal Borough of Kingston upon Thames

Council Tax Banding H

EPC Rating C

NOTE: No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors' Agents. Measurements are approximate and no responsibility is taken for any error, or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particular or elsewhere. No part of this publication may be reproduced in any form without prior written permission of Coombe Residential Ltd. All rights reserved.



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Approximate Gross Internal Area = 1727 sq ft / 160.5 sq m



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

