

# The Watergardens

Coombe | Surrey

GUIDE PRICE £ 1,500,000 STC

# The Watergardens

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

We are delighted to offer this three bedroom apartment set within the renowned Watergardens offering spectacular views over the communal gardens and Coombe Wood golf course.

## Location

Warren Road, a tree lined through road, lies equidistant between Kingston and Wimbledon town centres. Both have excellent shopping facilities, from department stores housing concessions found in famous West End Streets and specialised boutiques to a wide range of restaurants meeting the palates from across the world. The A3 trunk road offers fast access to central London and both Gatwick and Heathrow airports via the M25 motorway network. The nearest train stations at Norbiton and New Malden are within walking distance, and the 57 bus route runs along nearby Coombe Lane West to Wimbledon from which there are frequent services to Waterloo with its underground links to points throughout the city. The immediate area offers a wide range of recreational facilities including five golf courses, tennis and squash clubs and many leisure centres. The 2,360 acres of Richmond Park, an area of outstanding beauty, are easily accessed from Ladderstile Gate (pedestrian/cycle entrance only), and provide a picturesque setting in which to picnic, go horse riding, jogging or just take a leisurely walk. Theatres at Wimbledon and Richmond are also popular alternatives to the West End. There are numerous excellent local schools for all ages, private, state, and a variety of international educational establishments many within walking distance.

## Accommodation Comprises

Entrance Hall | Double Aspect Living/Dining Room with Balcony | Kitchen with Breakfast Bar | Master Bedroom with En-suite Bathroom & Walk-in Shower | Double Bedroom | Single Bedroom | Family Bathroom with Walk-in Shower

## Amenities Include

Gas Fired Central Heating & Hot Water | Two Underground Parking Spaces | Basement Storage

## Terms

Tenure Leasehold with share of Freehold

Guide Price £1,500,000 STC

Local Authority Royal Borough of Kingston upon Thames

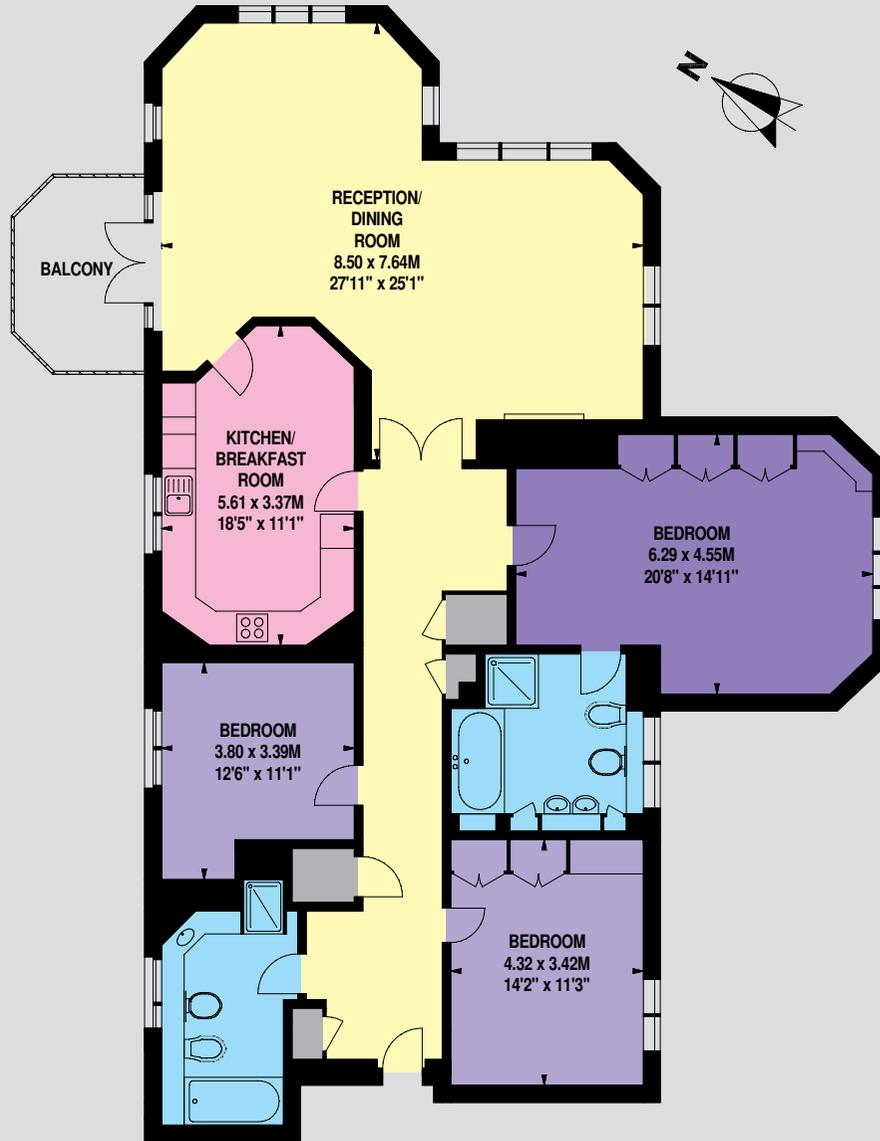
Council Tax Banding H

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.



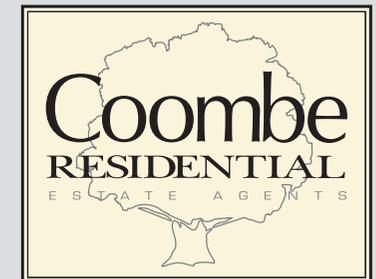
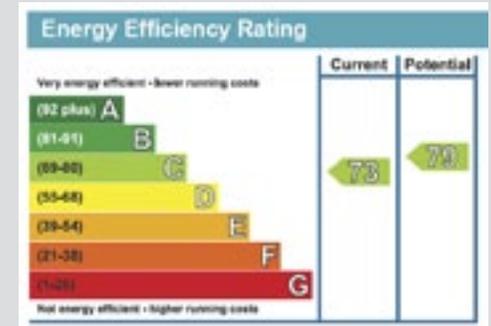
# The Water Gardens, KT2

Approximate gross internal area  
166 sq m / 1787 sq ft



**First Floor**

Floor Plan produced for Coombe Residential by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable



020 8947 9393

COOMBERESIDENTIAL.COM

259 Coombe Lane Wimbledon London SW20 0RH

