



Kingston Hill Place

Kingston Hill | Surrey

GUIDE PRICE £1,100,000 STC



Kingston Hill Place

Kingston Hill | Kingston upon Thames | Surrey | KT2

An immaculately presented and beautifully maintained four bedroom town house situated within this exclusive gated development on Kingston Hill. This stylish property is ready to move into and offers spacious, well laid out accommodation. The development benefits from a residents' leisure centre comprising indoor swimming pool, gym, sauna and solarium.

Location

Kingston Hill Place is a secure gated community set in 9 acres of landscaped and managed gardens that was developed by local firm Croudace when the site was acquired in 1986 from the local authority. The development benefits from a mews like atmosphere and extremely good communal facilities which comprise a swimming pool, well equipped gym (treadmill, exercise bike, weights), sauna and solarium and changing facilities. It is serviced by frequent bus routes (No. 85, K3) into either Kingston or Putney where there are connections onto the underground or over ground transit systems. Both Kingston and Putney town centres are a short drive away offering comprehensive leisure and transport facilities.

Accommodation Comprises

Spacious Entrance Hall | Guest Cloakroom | Kitchen with Door to Rear Garden | Dining Room with Doors to Rear Garden | First Floor Bright Reception Room | Master Bedroom with En suite Shower Room and Built-in Dressing Area | Three further Bedrooms | Family Bathroom

Amenities Include

Gas Fired Central Heating and Hot Water | Double Glazing | Bespoke Floor Tiles to Ground Floor | Newly Fitted Kitchen | Patio and Garden with Rain-water Harvesting Butts | Off Street Parking for Two Cars | Garage | Leisure Complex with Heated Indoor Swimming Pool

Terms

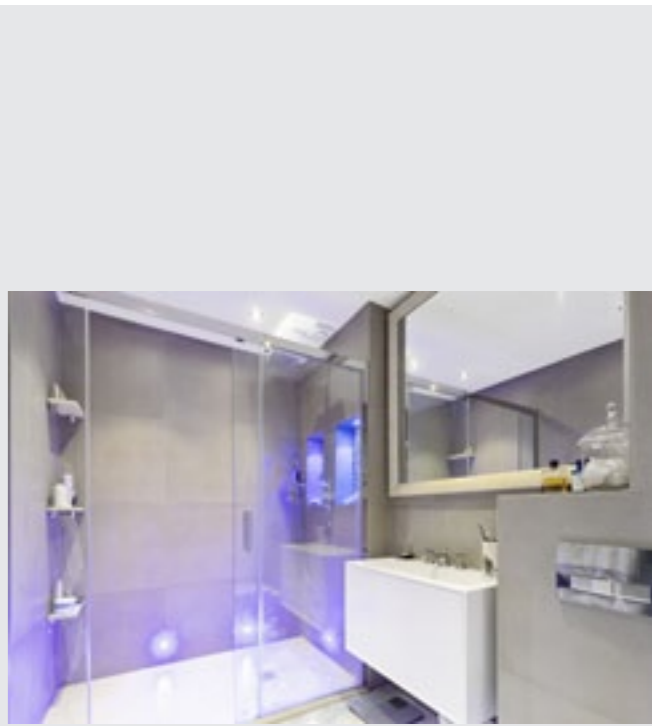
Tenure Freehold

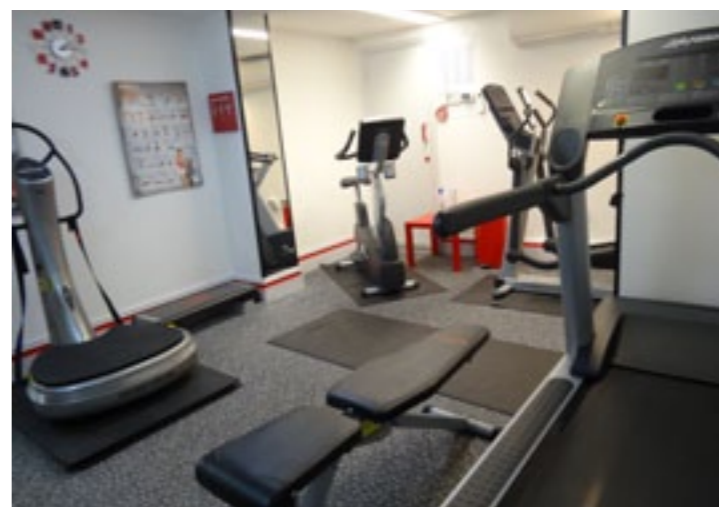
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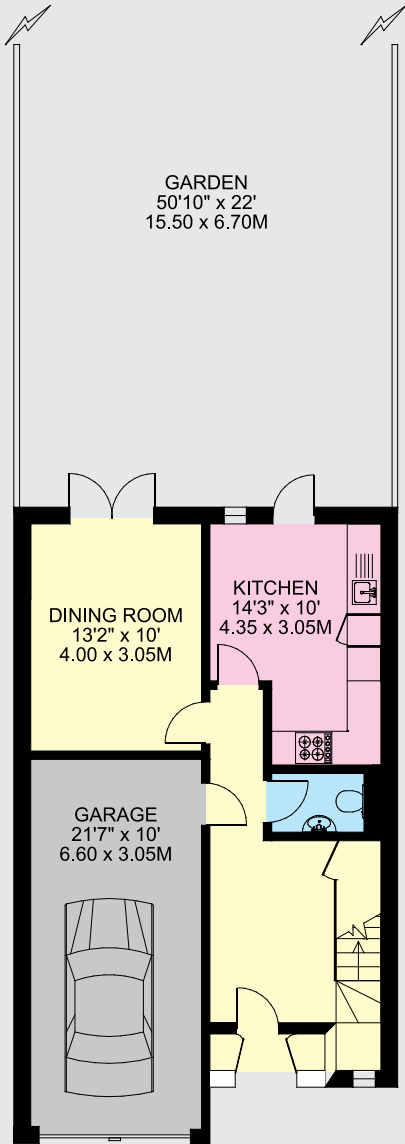
Local Authority Royal Borough of Kingston upon Thames
Council Tax Banding

NOTE: No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors' Sole 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.











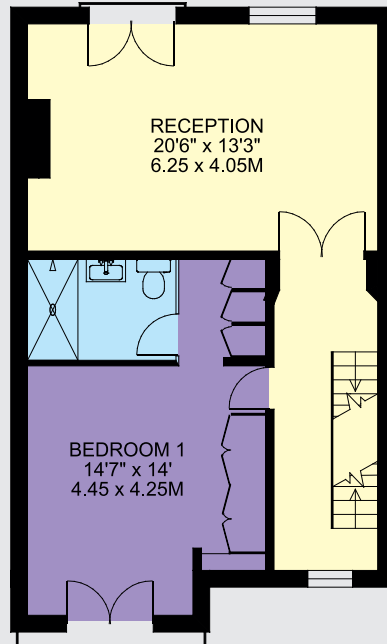
GROUND FLOOR 668 SQ.FT.

OFF STREET PARKING

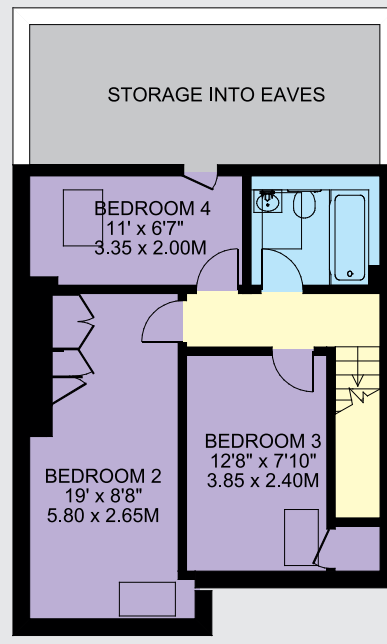
**KINGSTON HILL PLACE
KINGSTON HILL KT2**

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1840 SQ.FT / 170.9 SQ.M.
 APPROXIMATE ADDITIONAL AREAS

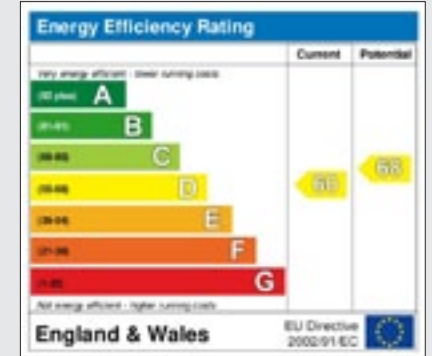
 = 174 SQ.FT. / 16.1 SQ.M.
TOTAL AREAS SHOWN ON PLAN
2014 SQ.FT. / 187 SQ.M.



FIRST FLOOR 682 SQ.FT.



SECOND FLOOR 490 SQ.FT.



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