



**JAMES
ANDERSON**

Rivermead, Uxbridge Road
Kingston Upon Thames KT1
Guide Price £400,000



Rivermead, Uxbridge Road Kingston Upon Thames KT1

This beautifully refurbished second-floor apartment is situated in the desirable Rivermead development on Uxbridge Road. Filled with natural light, the property features two generous double bedrooms, a contemporary three-piece bathroom, a fully fitted kitchen with a new boiler installed just six months ago, and a spacious hallway offering ample built-in storage.

The generous living area has been thoughtfully adapted to create a versatile layout, incorporating a study space that can easily be converted into a nursery or separate room to suit your needs alongside a comfortable lounge and dining area. The private balcony, provides a tranquil outdoor space perfect for relaxing or entertaining.

Uxbridge Road in Kingston offers the perfect balance of riverside charm and urban convenience. Just moments from the River Thames, residents enjoy scenic walks, green spaces like Canbury Gardens, and easy access to Kingston town centre with its shops, cafés, and restaurants. The nearby Maple Road in Surbiton adds a village feel with independent eateries and a monthly farmers' market. Excellent transport links via Kingston and Surbiton stations provide fast direct trains to Waterloo in 15 minutes and to Clapham Junction in 10 minutes, while the area is also well-served by highly regarded local schools. Ideal for professionals and families alike, Uxbridge Road combines lifestyle, location, and connectivity.

Tenure - Leasehold - 952 Years Remain
Service Charge - £1120 P/A
Ground Rent - £30 P/A
EPC Rating - B
Council Tax Band - D





















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Rivermead

Approximate Gross Internal Area = 736 sq ft / 68.4 sq m

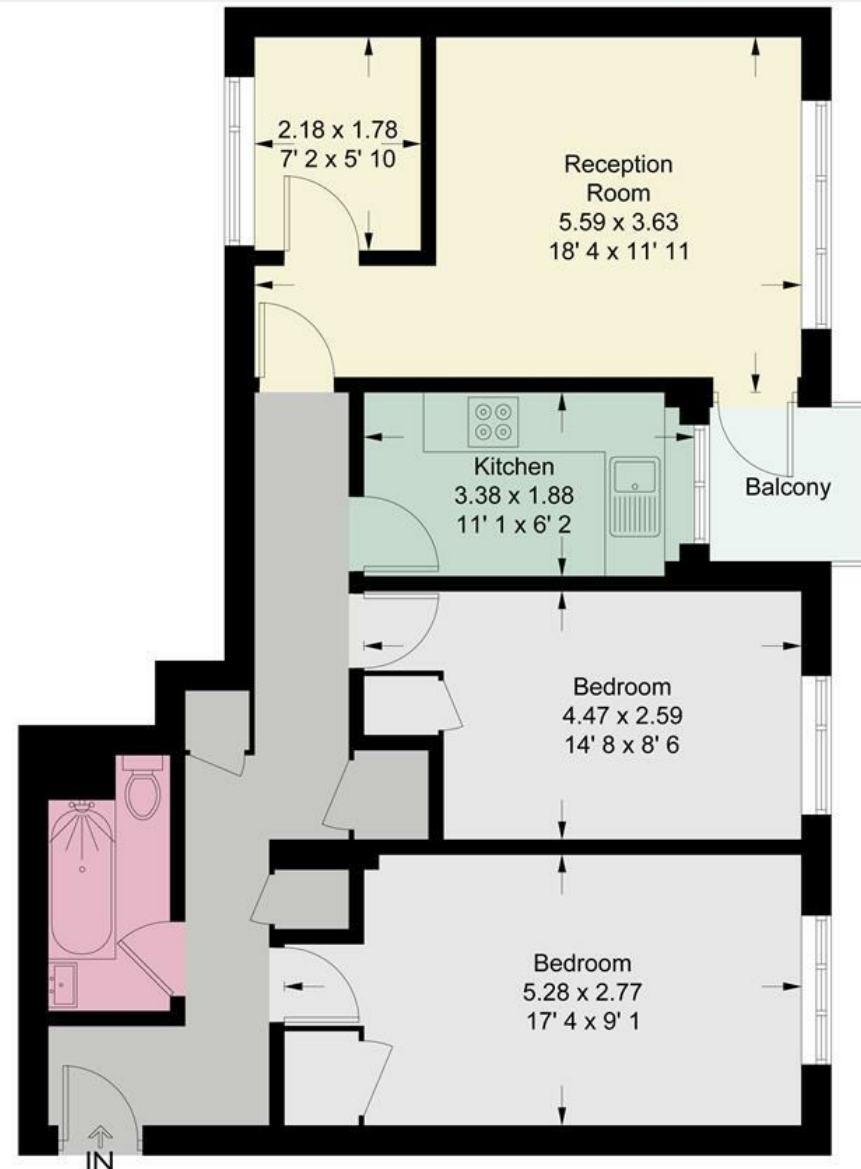


JAMES
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Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

