

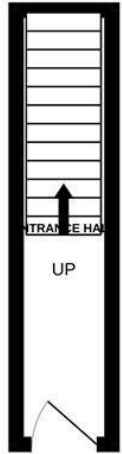
**Grange Road
Kingston Upon Thames
KT1 2QU**

£950

ChaseBuchanan



GROUND FLOOR
61 sq.ft. (5.7 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (49.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropro. ©2021

| Energy Efficiency Rating | Current | Desired | Environmental Impact (CO ₂) Rating | Current | Desired |
|---|---------|---------|---|---------|---------|
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| 20-25 kWh/m ² A | | | 10-15 tCO ₂ /year A | | |
| 15-20 kWh/m ² B | | | 11-15 tCO ₂ /year B | | |
| 10-15 kWh/m ² C | | | 12-15 tCO ₂ /year C | | |
| 5-10 kWh/m ² D | | | 13-15 tCO ₂ /year D | | |
| 1-5 kWh/m ² E | | | 14-15 tCO ₂ /year E | | |
| 0-1 kWh/m ² F | | | 15-16 tCO ₂ /year F | | |
| 0 kWh/m ² G | | | 16-20 tCO ₂ /year G | | |

- Central location
- Single occupant only
- Ample storage
- Bike storage
- Available now
- Rent includes council tax
- Use of a pretty shared garden
- Close to train station

A newly decorated first floor apartment nestled in the heart of Kingston, ready to move into immediately. The rent also includes council tax.

As you step upstairs you will notice how light and airy this apartment is. The kitchen is newly fitted with lots of storage. there is a separate shower room and W/C. The double bedroom is a good size, with fitted storage. The living room is very bright and spacious with a full floor to ceiling storage.

This lovely apartment is located in a residential but central location in Kingston only five minutes walk into Kingston town centre. There is use of a pretty garden and also bike storage.

Chase Buchanan are bonded members of ARLA PropertyMark.

For more information or to book a viewing, please contact:

020 8977 1066

ChaseBuchanan

43 High Street, Teddington, TW11 8HB

Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.