



**CENTURY 21**

Royale

£750,000

EARLSFIELD HOUSE, SEVEN KINGS WAY,  
KINGSTON UPON THAMES KT2



## PROPERTY

SEVEN KINGS WAY, KINGSTON UPON THAMES KT2

# Century 21 Kingston are proud to bring to the market this unmatched top floor 3 bedroom apartment. Located within Central Kingston.



Set within the highly sought after Royal Quarters development, this penthouse apartment comprising 2 double bedrooms, 1 cosy single, separate commodious reception room a fitted kitchen & 2 modern bathrooms (1 En-Suite). Furthermore offering fantastic double-aspect views of Kingston town centre from a wraparound roof terrace accessed by the reception room as well as an additional balcony through both bedrooms.

Additional benefits include being placed in a gorgeous building with stunning communal gardens, double glazing, lift access and a residents on-site gym along with 24/7 concierge service - making this an extremely safe and secure home.

Only a stroll away from Kingston Station, the River Thames, Bentalls shopping centre and one of the biggest John Lewis stores in London - this apartment is fantastically placed in an ideal location.

While this flat sits in the heart of the Kingston town Centre, it also benefits from 2 underground parking spaces.

Serviced by a number of shops and amenities, and is in the area for some of the top-performing schools including Educare Small School (0.2), St John the Baptist Church of England Junior School (0.3), Tiffin School (0.4), Kingston Grammar School (0.4) and St Joseph's Catholic Primary School (0.5).

Nearby buses include the: 281, 285, 481, 111, 216, 411, X26, 65, 671 and the N65.



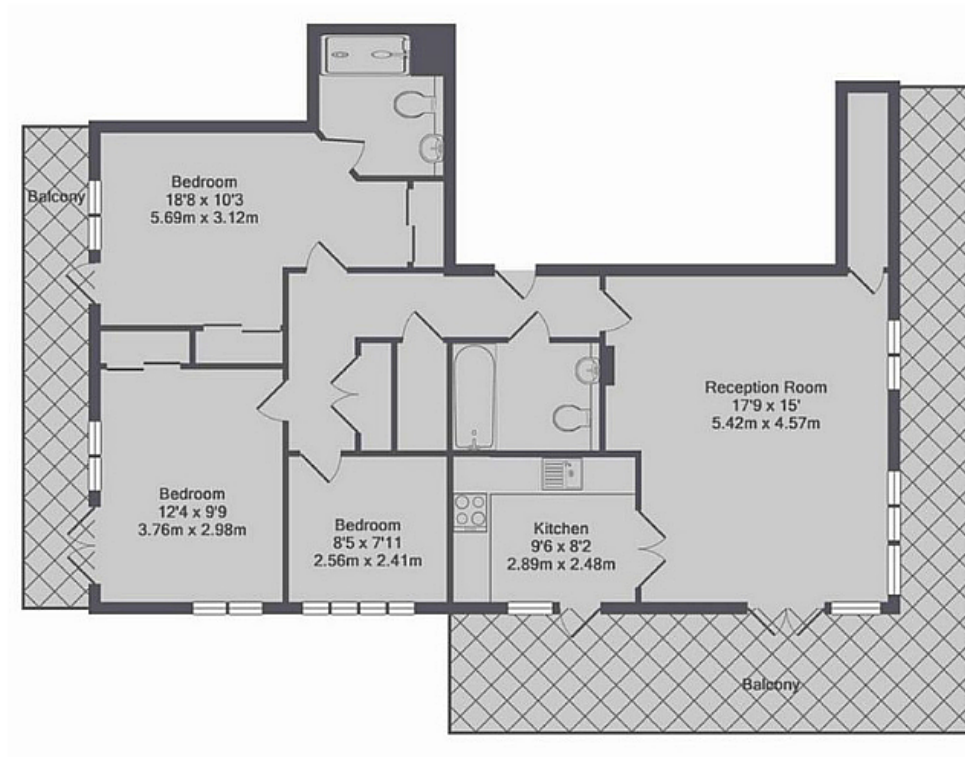


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### At a glance:

- Secured Parking
- Wraparound Roof Terrace & Additional Balcony (Access via Bedrooms)
- Two Modern Bathrooms (1 En-Suite)
- Breathtaking Views of Central Kingston
- Residential Gym & 24 Hr Concierge
- Two Double Bedrooms & Master Bedroom W/ En-Suite
- ASKING PRICE



Earlsfield House KT2

Total Approx. Floor Area 951 Sq.Ft. (88.4 Sq.M)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	