



Flat 61, Admiralty Building, 17 Henry Macaulay Avenue
£750,000

Flat 61

Admiralty Building, Kingston Upon Thames

JUST AVAILABLE! Super hi spec 2 bedroom 2 bathroom 3rd floor apartment in prestige riverside development in central Kingston. Westerly facing balcony, lift service, video entry, concierge. High energy rating 84 - EPC BAND B. NO ONWARD CHAIN! Council Tax band: D

Tenure: Leasehold





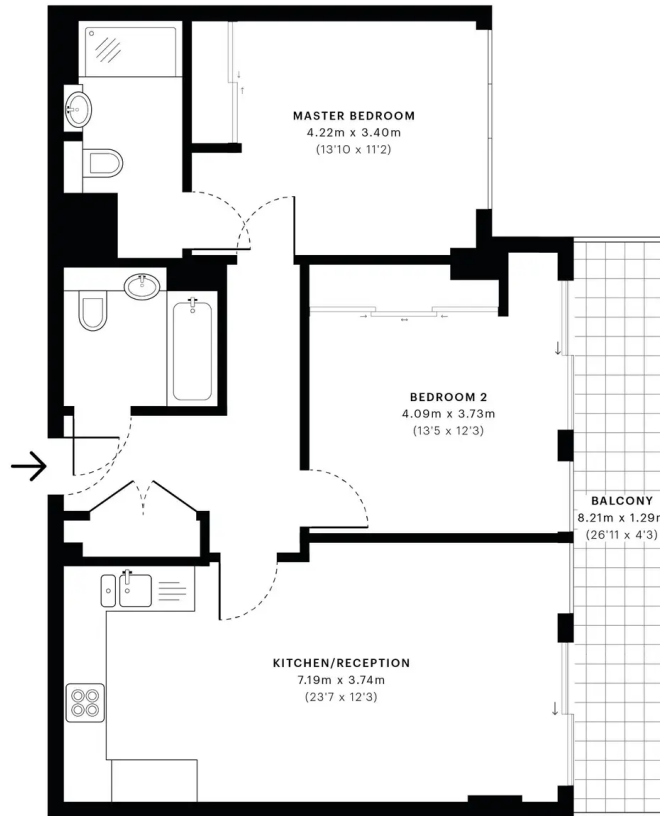


Admiralty Building, KT2

CAPTURE DATE
17/06/2020

LASER SCAN POINTS
28,889,142

GROSS INTERNAL AREA
76.5 Sqm / 823.7 Sqft



- Third Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property.
76.5 Sqm / 823.7 Sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features.
Includes washrooms, restricted head
72.1 Sqm / 776.6 Sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
10.2 Sqm / 110.3 Sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
86.1 Sqm / 926.3 Sqft
IPMS 3C RESIDENTIAL
82.9 Sqm / 892.1 Sqft

SPEC ID
5ee10e8a2b3ce50a0dfb3cec

Flat 61

Admiralty Building, Kingston Upon Thames

- JUST AVAILABLE - Super hi spec 2 bedroom 2 bathroom 3rd floor apartment development at central Kingston riverside. W facing balcony, lift service, video entry, concierge.
- 2 double bedrooms both with ensuites.
- HIGH ENERGY RATING - 84. EPC BAND B.
- Lounge/diner/kitchen 23 ft 7 ins x 12 ft 3 ins.
- NO ONWARD CHAIN!
- 27 ft (8 metres) WEST FACING PRIVATE BALCONY
- Long lease over 950 years.
- Prestige Kingston riverside development. Moments from town centre, all shopping, mainline train station to Waterloo and riverside bars and restaurants.

