

**FOR SALE**



**Athelstan Road,  
Kingston Upon  
Thames**

**2 Bedroom Apartment**

**£375,000**

**MARTIN&CO**



## Athelstan House

- Two Double Bedrooms
- Family Bathroom
- Close Proximity To Kingston Town Centre
- Fantastic Transport Links
- Modern Fitted Kitchen

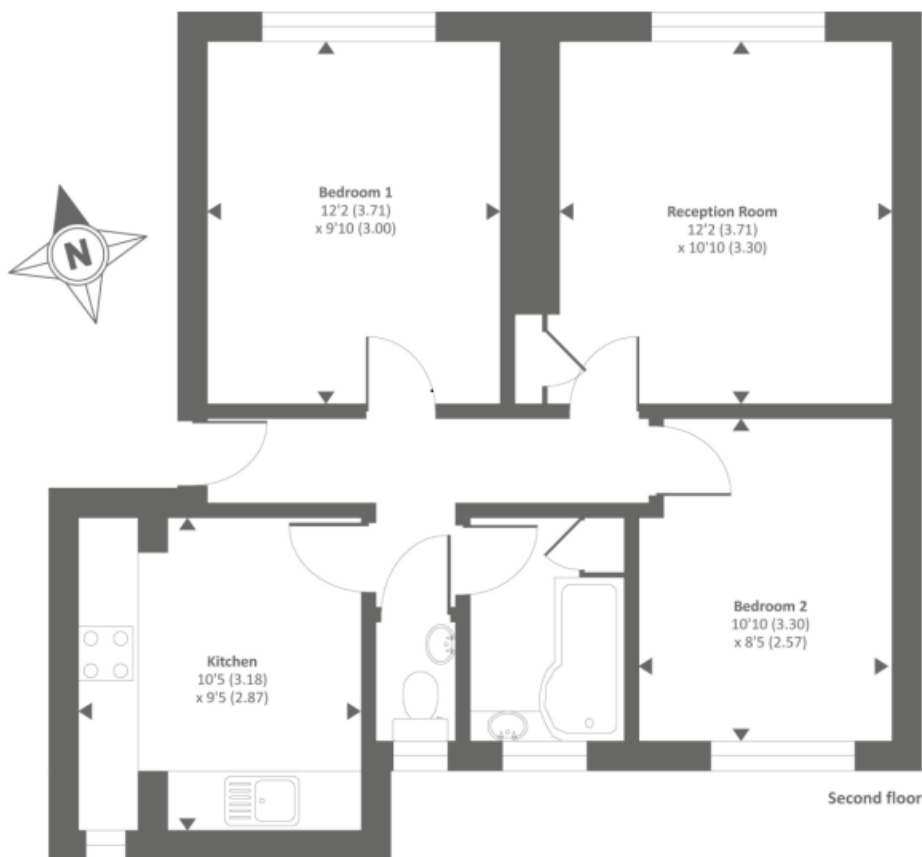
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		74	74
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		70	70
England, Scotland & Wales		EU Directive 2002/91/EC	

This stunning two bedroom apartment boasts a modern interior, two double bedrooms, a contemporary kitchen diner, a spacious living area, and a three piece bathroom suite. With no onward chain, this would make a fantastic first home or rental investment.

Situated close to the heart of Kingston, in a quiet cul de sac just off Villiers road, the property is just moments from an array of leisure facilities, shopping centre, excellent schools, restaurants and bars. Kingston and Norbiton train stations are also nearby along with a leisure centre and the River Thames.

Pictures are for advertising purposes only and are not current up-to-date images.



Approx. gross internal floor area 601 SQFT / 55.8 SQM  
 Approx. gross external floor area 713 SQFT / 66.2 SQM

### Martin & Co Kingston

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