

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating

Redress: We hold independent redress with Property Redress

Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

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Approximate Gross Internal Area 1602 sq ft - 149 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Guide Price £1,150,000

- Three Bedroom Penthouse apartment
- Stunning river views
- Prestigious gated development
- Private gardens; residents' swimming pool
- Allocated covered parking space
- Lease 149 years remaining
- Peppercorn ground rent
- Service charge £13,000 per annum
- EPC rating C
- Council tax band F

* Tenure: Leasehold

* Local Authority: Kingston Upon Thames

* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

Summary

A spacious three bedroom, 2 bathroom lift serviced penthouse apartment offering in excess of 1600 sq. ft. Situated within the prestigious Albany development on the banks of the Thames. This top floor property features stunning views of the river along with well balanced accommodation comprising: three double bedrooms, large reception/dining room, separate kitchen, modern bathroom and a generous panoramic balcony offering views down the river and across Richmond Park with ample space for table and chairs. Outside there are attractive landscaped communal gardens with direct access to the Thames path, a residents' swimming pool and an allocated carport with lockable storage cupboard. Further benefits include an on-site caretaker and no onward chain. This property is being sold CHAIN FREE. We would highly recommend an internal viewing to fully appreciate what this development has to offer.

Location

Located in this premier North Kingston road just moments from the River Thames and Canbury Gardens, Albany Park Road is a highly sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo and is easily accessible to the A3 serving London and the M25. Richmond Park with its thousands of acres of delightful parkland is close by and Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the area is excellent and there is also an extensive range of sports and leisure facilities.

