



Let **UK** Home

2 Bedrooms

KT1 2NH

Located in Kingston

Upon Thames

£750,000



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Tryon House, 5 Brook Street, Kingston upon Thames,



Let UK Home are excited to offer this spectacular two-bedroom apartment in the heart of Tryon House part of the Royal Exchange development in Kingston. Property Reference: LUH 812

This property comprises a large bright kitchen with a stylishly attached dining area, a spacious living room leading to a large private terrace, two double bedrooms(master with wardrobes & en-suite), a large family sized bathroom and ample storage.

Residents of this exceptional development will have exclusive use of swimming pool, the gym, cinema room, and meeting room. Furthermore, residents will also benefit from a concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

There are abundant shopping and entertainment options around the property. You can enjoy shopping at The Bentall Centre, or enjoy food and drinks in various shops, restaurants, cafes and bars in Kingston. The property is adjacent to the banks of the River Thames, where there are beautiful riverside areas for walking and relaxing. Not only can you walk along the river and enjoy the river view, you can also rent boats and engage in water activities such as rowing or kayaking. There are also some natural parks and green spaces around the property for people to relax and outdoor activities, including Richmond Park, one of the largest royal parks in London, with vast meadows, forests and wildlife; and Bushy Park, which is also a beautiful royal park suitable for walking and enjoying natural scenery.

- 2nd Floor
- 24h Security
- Cinema & Game Room
- EPC Rating: B

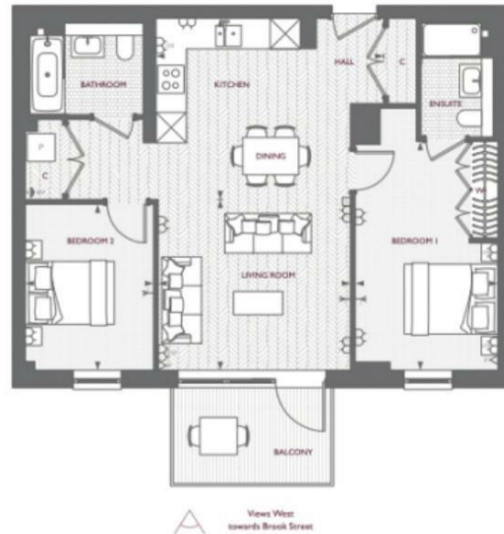
- Concierge Service
- The Gym
- Meeting Room



TWO BEDROOMS



Living Room	3.7m x 4.1m	12' 0" x 13' 6"
Kitchen/Dining	3.9m x 4.9m	12' 9" x 16' 0"
Bedroom 1	4.9m x 3.1m	16' 1" x 10' 0"
Bedroom 2	3.6m x 2.8m	11' 8" x 9' 0"
TOTAL AREA	76.1 SQ M	819 SQ FT
Balcony	7.0 sq m	75 sq ft



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Paddington
London
W2 6LG

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Council Tax Band: F

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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