



A superb apartment set within the Water Gardens

The Water Gardens, Warren Road, Kingston upon Thames, Surrey, KT2

Leasehold





Secure gated development • Built by Octagon • Award winning Japanese landscaped gardens • Two secure underground parking spaces • Three double bedrooms • Westerly facing private patios • Chain free

Local Information

Warren Road is a tree lined private road equidistant between Kingston and Wimbledon. Both Kingston and Wimbledon town centres are approximately 3 miles away and offer excellent shopping facilities, theatres and main line services to London Waterloo (Wimbledon 18min). Alternatively, Norbiton and New Malden rail station about 1.1miles offers easy access into a London Waterloo (25 min).

Locally there are excellent leisure facilities including Coombe Wood Golf Club, Coombe Hill Golf Club, Richmond Park, Wimbledon Common and two sets of Riding Stables in Wimbledon Village. The area is well renowned for it's excellent schools including Rokeby, Marymount International School for girls, Wimbledon High School and Kings College School for boys.

Source of times www.tfl.gov.uk
Source of distances Google Pedometer
All measurements are approximate.

About this property

A wonderfully spacious ground floor apartment with award winning Japanese landscaped gardens, built by award winning Octagon homes.

This generous triple aspect ground floor apartment is located within a secure gated development with two private south west facing terraces overlooking beautifully maintained communal grounds. The flat is in need of some updating but would allow an incoming purchaser the chance to redesign it to suit their needs and tastes.

The apartment comprises three double bedroom, two bathrooms (one en suite), a large double reception room two south west facing patios, a kitchen/dining space with utility room and two secure underground parking spaces and three lock-up storage cupboards in the secure basement.

The communal gardens are renowned for their natural beauty with natural springs and ponds. Towards the end of the gardens is a wonderful Pagoda and fountain. The nine acres of grounds formed part of the original Estate of Warren House.

Tenure

Leasehold

Local Authority

Kingston Upon Thames Council,
Kingston upon Thames

Energy Performance

EPC Rating = To be confirmed



Viewing

All viewings will be accompanied
and are strictly by prior
arrangement through Savills
Wimbledon Office.

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Gross Internal Area 1785 sq ft, 165.8 m²

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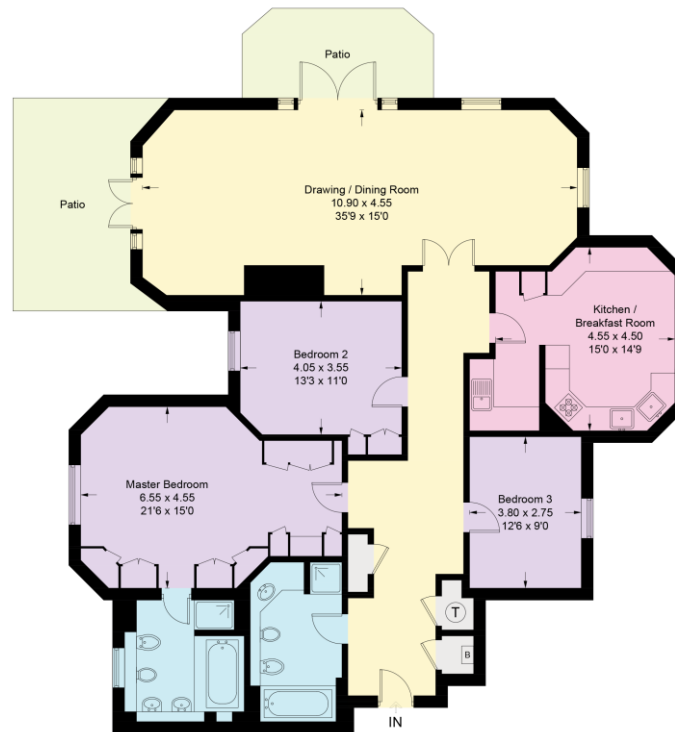


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The Watergardens, KT2

Approximate Gross Internal Area = 165.9 sq m / 1785 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID698279)

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