



**FLAT 60, ADMIRALTY BUILDING,
17**

HENRY MACAULAY AVENUE, KINGSTON UPON THAMES,
KT2

£695,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Situated within the prestigious Kingston Riverside development, this impressive two-bedroom, two-bathroom apartment occupies a desirable third-floor position within Admiralty Building and enjoys attractive views towards the River Thames. The apartment offers approximately 1,000 sq ft of well-planned accommodation, designed to provide both comfort and flexibility. At the heart of the home is a particularly spacious open-plan reception and dining area, complemented by a high-specification kitchen with integrated appliances and contemporary finishes.

£695,000



A standout feature of the property is the generous L-shaped private balcony, which overlooks the landscaped communal gardens while enjoying views towards the River Thames. Both the living space and the principal bedroom benefit from direct access to this outdoor area, creating an ideal setting for relaxing or entertaining. The principal bedroom includes built-in storage and an en-suite shower room, while a further double bedroom benefits from sliding pocket doors that can provide additional access from the living area if desired, offering a versatile layout. Residents of the development enjoy a range of amenities including concierge service, lift access, a residents' roof terrace and beautifully maintained communal gardens. Optional parking is available by separate negotiation. The apartment is offered with a long lease of 999 years from January 2012 and is conveniently located within easy reach of the vibrant amenities of Kingston upon Thames, including riverside restaurants, extensive shopping at the Bentall Centre and excellent transport links from Kingston railway station providing regular services into London Waterloo. No Onward Chain. Reference ESH260014



