



PLOT 9

SHALFORD LODGE, 157 KINGSTON HILL, KINGSTON-UPON-THAMES, LONDON, KT2

£1,150,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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KT2

The accommodation comprises spacious entrance hall, principal bedroom with ensuite dressing room and bathroom, second bedroom, guest bathroom, cloakroom and living room open plan to dining area and superbly fitted kitchen with utility area. There is also a parking space. This stunning home is finished to the highest standard throughout with an enviable specification. The apartment is designed for the unique location and to ensure long term enjoyment for the discerning buyer. The kitchen is fitted with Silestone worktop and upstands and Bosch appliances.

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The bathrooms benefit from sanitaryware by Roca, chrome fittings by Hansgrohe, floor and wall tiling by Porcelanosa, chrome towel radiator, full-height tiling around shower enclosure, mirror, shaver point and thermostatically-controlled Hansgrohe shower. Within the specification, the apartments enjoy, lift to all floors, LED downlighters, pendants to bedrooms, mains smoke alarm with battery back-up and TV points to all main rooms. Environmental features include energy-efficient boiler with underfloor heating, energy-efficient appliances and solar panels to the block. Inside the doors are fitted with satin nickel door furniture, all walls and ceilings finished smooth with a Dulux matt emulsion, Karndean flooring with carpets to bedrooms. Outside the grounds will be landscaped with planting to front and turfing to the rear, contemporary light fittings to front and rear and Resin Bonded parking area accessed via remote controlled gates. Kingston Hill is a prestigious area located a short distance from the town Centre of Kingston Upon Thames which offers a large selection of shops, restaurants and scenic walks alongside the River Thames.



Wimbledon Village and Wimbledon centre are also readily accessible providing a wide selection of shops, bars and restaurants as well as good train and tube services (District Line). Reference WAN260023



