

Grove Crescent, Kingston upon Thames. KT1.



A beautifully presented first floor maisonette, perfectly positioned in the heart of Kingston, this spacious one double bedroom home is just a short stroll from Kingston University, the vibrant town centre with its array of shops, cafés and restaurants, Kingston market square the picturesque River Thames and excellent transport links including frequent bus services and British Rail trains into London Waterloo giving plenty of options for your daily commute.

Accessed via its own private entrance, the property has a welcoming staircase leading to a bright first floor landing. The generous open plan kitchen and living area features neutral décor and a charming bay window that floods the space with natural light. The kitchen has just been refurbished, including new appliances. A well-proportioned double bedroom with floor to ceiling fitted wardrobes offers excellent storage. Separate W.C and bathroom with under floor heating, a white suite and electric shower over the bath. Additional benefits include a new central heating boiler, loft insulation, and new carpets.

A particular highlight is the private garden, offered for sole use, includes a useful garden shed. An ideal spot to relax or enjoy outdoor dining.

The property is offered unfurnished and is available now.

£1550 per calendar month.

Viewing by appointment Tel: 020 8942 9575



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Looking to your future

ACCOMMODATION INCLUDES

Entrance: Main front door to well-maintained communal hallway, private front door and newly carpeted staircase leading to the first floor landing with large side window and wood effect flooring.

Lounge/Diner Dimensions: 16'3 (4.99M) x 10'7 (3.26M) into Bay
Spacious and light with large double glazed bay window to the front, twin alcoves, wood effect style flooring, feature fireplace, central heating thermostat, and new radiator. Open plan to:

Kitchen Dimensions: 8'7 (2.66M) x 7'5 (2.27M)

Double glazed window to the front, fully fitted with a newly fitted range of high and base level units with work surfaces over, breakfast bar, stainless steel sink with chrome mixer tap and single drainer, tiled splashback, appliances including electric oven with matching hob and extractor over, new washing machine, fridge/freezer and integrated slim line dishwasher, cupboard housing newly installed central heating boiler and wood effect flooring.

Bedroom Dimensions: 14'8 (4.5M) x 11' (3.55M) including wardrobes

Double glazed window overlooking the rear garden, a range of floor to ceiling wardrobes (1 mirror fronted), further cupboard and new carpets and radiator.

Separate W.C.: Low level W.C. double glazed window with modesty glass to the side, tiled flooring, and radiator.

Bathroom: Double glazed window with modesty glass to the rear, fitted with a white suite comprising panel enclosed bath with newly fitted mains fed shower over and shower screen, towel rail, radiator, wash hand basin with mixer tap set into vanity unit with useful storage and mirror over, part tiled walls, tiled flooring with under floor heating and extractor fan.

OUTSIDE: Pretty private garden with patio area leading to lawn, borders of mature shrubs and garden shed.

Predicted Broadband Speeds: Standard (ADSL): Download speeds typically up to around 30 Mbps. Superfast: Download speeds between 30 Mbps and 300 Mbps. Ultrafast/Gigabit (Full Fibre/Cable): Download speeds of up to 1130 Mbps.

Council Tax: Band: C (Kingston upon Thames) £2,247.50 for 2025/26.

Energy Performance Certificate Rating: D

Deposit to Reserve the Property: £357.00 (1 Weeks rent)



Let Bond: £1788.00

White and Hayward are a member of Tenancy Deposit Custodial Scheme and safeagent Scheme.

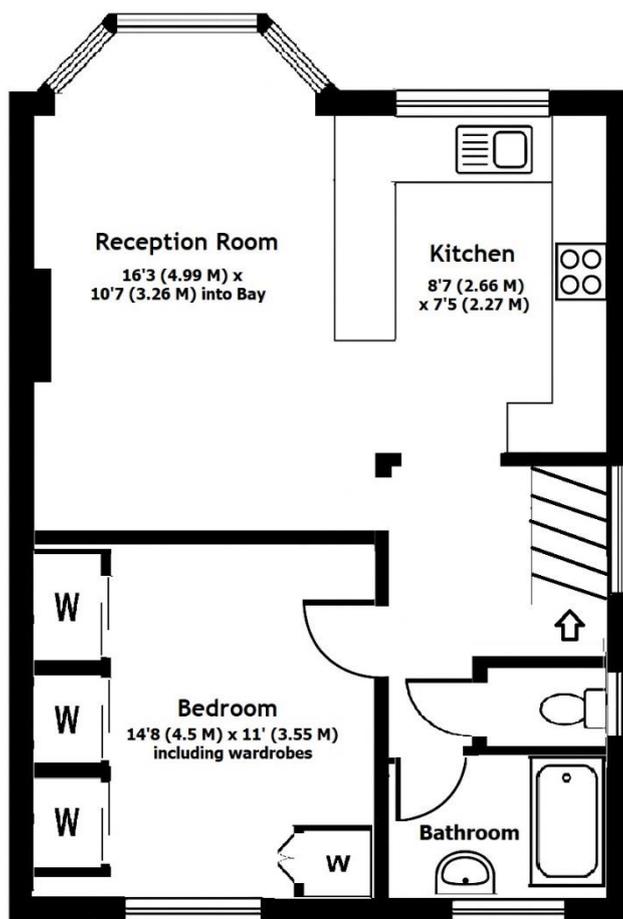
Fees During the term of the tenancy if applicable:

Changes to tenancy at tenants request £50.00. Early termination of tenancy at tenants request £300.00. Replacing lost keys or security devices by tenants (To be advised depending on number and cost of replacement). Late payment of rent default fee.

Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person representing White and Hayward has the authority to make or give any representation or warranty in respect of the property.



Floorplan - 29 Grove Crescent, Kingston upon Thames KT1 2DG



First Floor
Floor Area 43 sq metres