



Abinger House, Kingston

£285,000

Summary

Brinkley's Estate Agents are delighted to offer this well presented, spacious two bedroom apartment, located within a popular purpose built development. Located within close proximity of Kingston town centre, allowing access to many amenities. The property briefly comprises a hallway with storage cupboards, two spacious double bedrooms, a separate fitted kitchen and a lounge/dining area. Kingston and Norbiton Stations are within easy reach giving the commuter access

149 Arthur Road, Wimbledon Park, SW19 8AB
168 Putney High Street, Putney, SW15 1RS
120 Wimbledon Hill Road, Wimbledon, SW19 7QU

T: 020 8879 3718
T: 020 8785 3652
T: 020 8944 2918



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



into Central London and surrounding areas. Richmond Park, with its open space, is also not far away from the property. To view this delightful; instruction please contact Brinkley's Estate Agents on 0208 944 2918. Sole Agents



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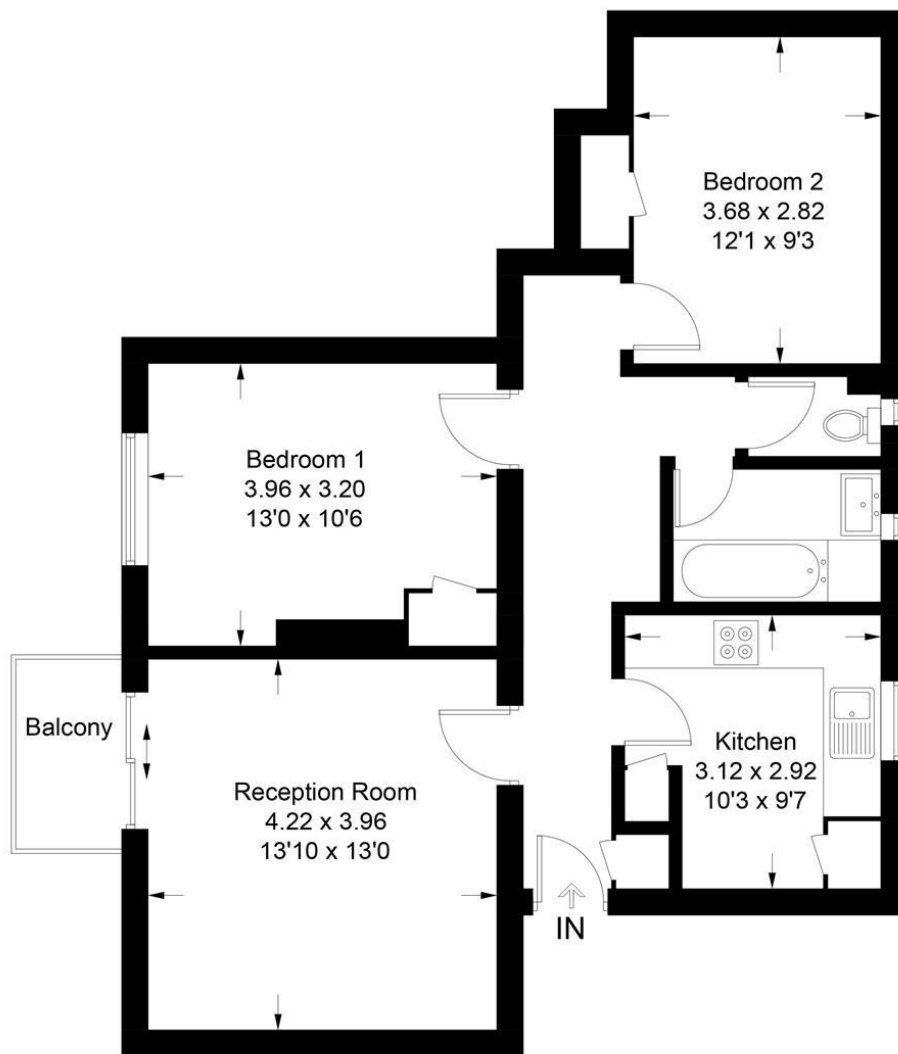
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Abinger House, KT2

Approximate Gross Internal Area = 68.6 sq m / 738 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID363345)

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 54 | 54 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 50 | 50 |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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