



Let **UK** Home

1 Bedrooms

Flat

**Located in Kingston
Upon Thames**

£2,200 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



7 Heritage Walk, Ashdown Road Kingston Upon KT1 2UT



Let UK Home are delighted to present this stunning one-bedroom in Canning House, part of the Royal Exchange development, located in the heart of Kingston upon Thames.

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, one double bedrooms with built-in wardrobe, a large family bathroom and ample storage. A virtual viewing is provided.

Residents will benefit from concierge service and access to amenities such as a gym, cinema room, swimming pool and communal courtyards.

Royal Exchange is ideally located on the doorstep of the River Thames, with Central London an easy train ride away. The building is set moments from The Bentall Centre, Wheatfield Way, and a wide range of local cafés, restaurants, and riverside green spaces.

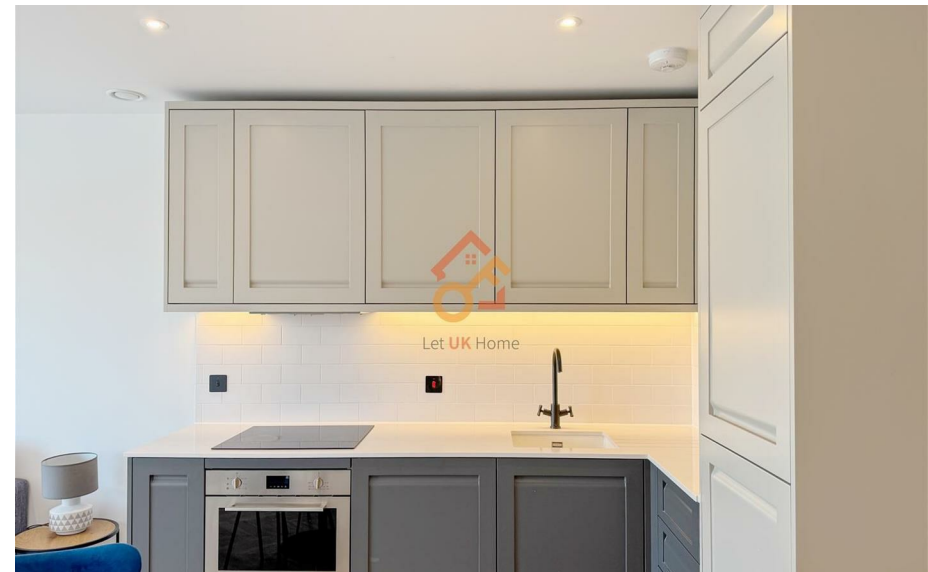
Kingston train station is just moments away from the development, giving a direct connection to London Waterloo. The A3, M3 and M25 are within a short drive and Heathrow Airport close by.

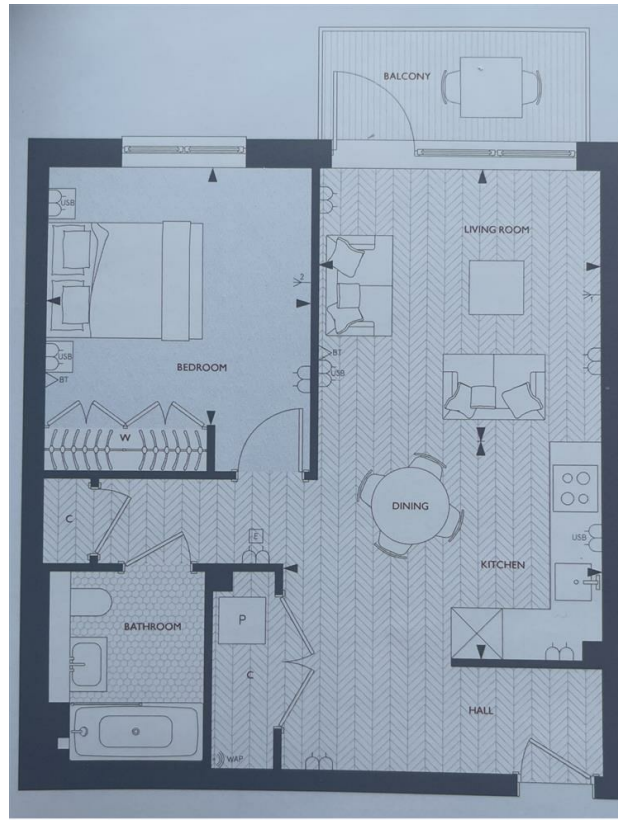
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- 3rd Floor
- 24h Security
- Cinema & Game Room
- Virtual Viewing Available
- Concierge Service
- The Gym
- Meeting Room
- EPC Rating: B





Total floor area

63 square metres



Let **UK** Home

3F 2 Eastbourne Terrace

Paddington

London

W2 6LG

01795 358 886

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Council Tax Band: D

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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