



Let **UK** Home

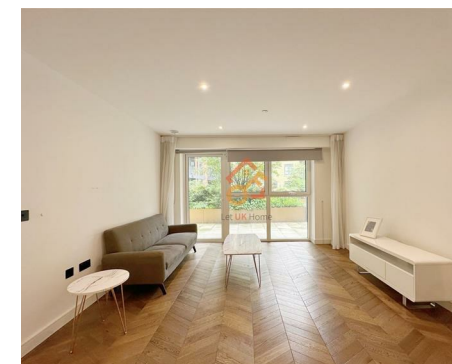
1 Bedrooms

Flat

Located in Kingston

Upon Thames

**£2,200 Per Month**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

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

01795 358 886



# 13 Brook Street Kingston Upon Thames

KT1 2BN



Let UK Home are excited to offer this spectacular one-bedroom apartment in the heart of Manners House part of the Royal Exchange development in Kingston.

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room leading to a private terrace, one bright bedroom with built-in wardrobes and one modern bathroom.

Residents of this exceptional development will have exclusive use of the gym, cinema room, and meeting room. Furthermore, residents will also benefit from a concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

The surrounding area of the development has convenient transportation. Kingston Train Station provides direct train services to central London, and bus services also connect to nearby towns and regions.

The development offers easy access to Kingston University and Kingston School of Art. In addition, by using public transportation (buses and the subway), it is also convenient to reach the University of Westminster, University College London (UCL), London School of Economics (LSE), and City, University of London.

There are abundant shopping and entertainment options around the property. You can enjoy shopping at The Bentall Centre, or enjoy food and drinks in various shops, restaurants, cafes and bars in Kingston. The property is adjacent to the banks of the River Thames, where there are beautiful riverside areas for walking

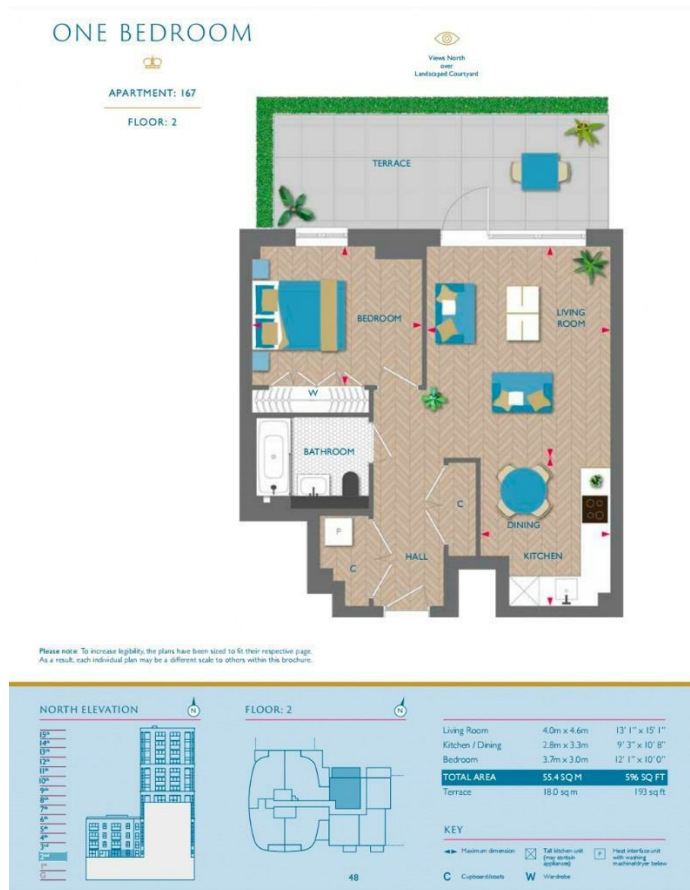
# 13 Brook Street Kingston Upon Thames

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- 2nd Floor
- 24h Security
- Cinema & Game Room
- Private Balcony
- Concierge Service
- The Gym
- Meeting Room
- EPC Rating: B





Let **UK** Home

3F 2 Eastbourne Terrace  
Paddington  
London  
W2 6LG

01795 358 886

info@letukhome.co.uk

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		82	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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