



FAIRFIELD SOUTH

**SALADMASTER**  
BY LONDON LIFE

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# THE FAIRFIELD

FAIRFIELD SOUTH, KINGSTON UPON THAMES KT1

**An extremely well presented converted Victorian apartment conveniently located for the town centre**

- \* 1 bedroom converted Victorian apartment
- \* Beautifully landscaped communal garden
- \* Immaculately presented throughout
- \* Conveniently located for the town centre
- \* Moments from Fairfield Recreation Ground
- \* Ideal first time purchase or investment

## THE PROPERTY

A beautifully presented and very well configured one bedroom converted Victorian apartment situated conveniently for the town centre.

A secure and generous communal entrance is accessed via a video intercom system. The apartment's entrance is on the ground with stair access internally up to the first floor with landing area.

The property then comprises a large open plan kitchen dining reception room enjoying double aspect views to the rear of the property. A modern kitchen comprises a range of integrated appliances. A stylish bathroom is also provided along with a generous double bedroom complete with fitted wardrobes.

Additional features include underfloor heating as well as a smart energy thermostat.

Externally, the property opens out onto an incredibly well-proportioned and maintained communal garden.





## THE LOCATION

The Fairfield is situated on Fairfield South and directly opposite the open green space of Fairfield Recreation Ground.

It is within 0.6 miles (11 minute walk) of Kingston's Zone 6 railway station, which offers a frequent connection, in two directions, to London terminals. Alternatively, a short bus route enables an 8 minute journey to Surbiton station, offering connections in as little as 17 minutes.

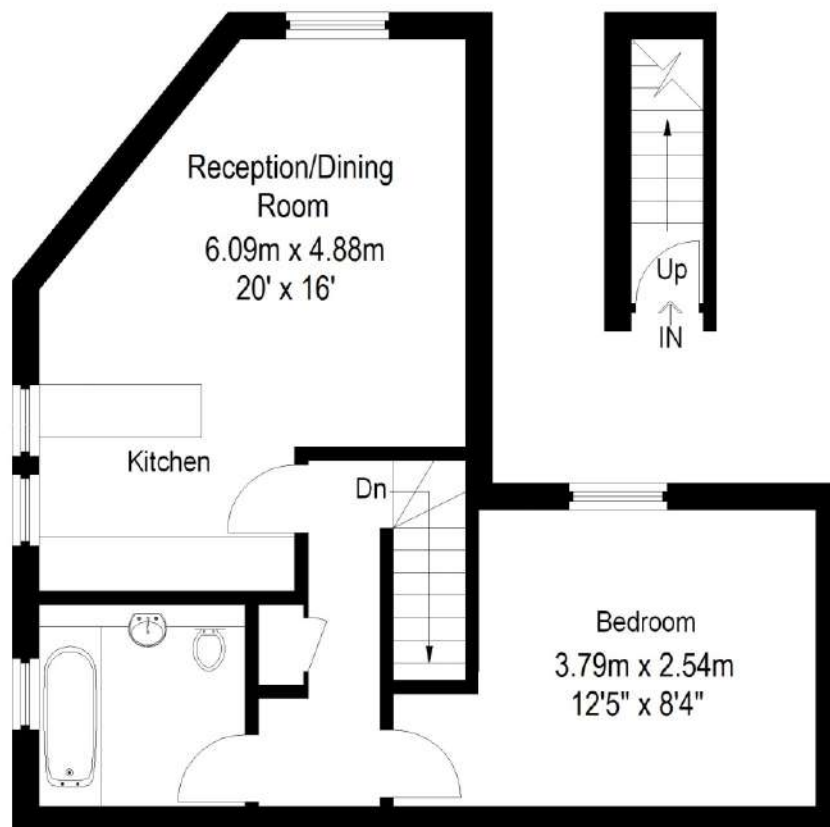
The town centre itself is even closer whilst the River Thames including its inviting riverside restaurants is also conveniently located.





# The Fairfield, Kingston upon Thames KT1

Approximate Gross Internal Area | 50 sq m / 538 sq ft



Featherstone Leigh Ltd

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale. (ID551856)



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**IMPORTANT** Featherstone Leigh would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.