

# Kingston Hill Place, London KT2

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# Kingston Hill Place

## London **KT2**

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Set in mature and secluded grounds of nine acres on Kingston Hill Place, this three bedroom, two bathroom semi detached cottage occupies a prime position on this picturesque estate with west facing views on to the scenic communal gardens. The historical significance of the estate, dating back to its creation in 1828 by Samuel Baxter, adds a layer of prestige and allure to this exquisite property.



**Guide price:** £1,050,000

**Tenure:** Freehold

**Local authority:** London Borough of Kingston Upon Thames

**Council tax band:** G

An inviting entrance hall leads to a contemporary fitted kitchen and through to a sophisticated double length dual aspect reception room with feature fireplace and French doors on to a secluded private terrace area.

The first floor comprises three well proportioned, bright and airy bedrooms, two with ample fitted wardrobes. Of particular note is the sizeable rear aspect principal suite with a modern ensuite shower room, while the second bedroom also benefits from an ensuite shower room. The two bathrooms are impeccably designed, featuring high-end fixtures and finishes. There is a private terrace to the rear with enchanting views onto the communal grounds and private off-street parking to the front and side of this fantastic home.

The development also benefits from a mews-like atmosphere and excellent communal facilities including a swimming pool, well-equipped gym, sauna and solarium. The tranquil ambiance provides a serene retreat from the hustle and bustle of city life, allowing residents to immerse themselves in the beauty of nature, backing on to Richmond Park.





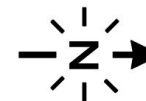


## Location

Kingston Hill Place is private gated community located at the top of Kingston Hill, near the pedestrian/equine entrance to Richmond Park at Ladderstile Ride.

It is well placed for Kingston Town Centre, Wimbledon, Putney and the A3. There are excellent local schools and a choice of 6 prestige golf courses within 5 miles.

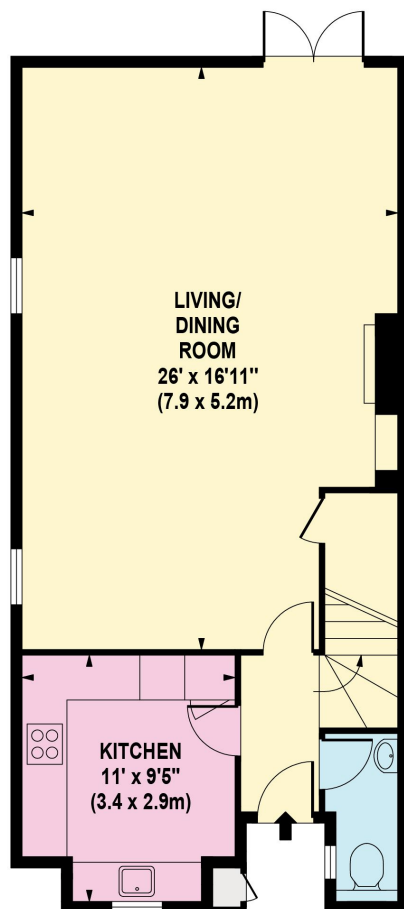




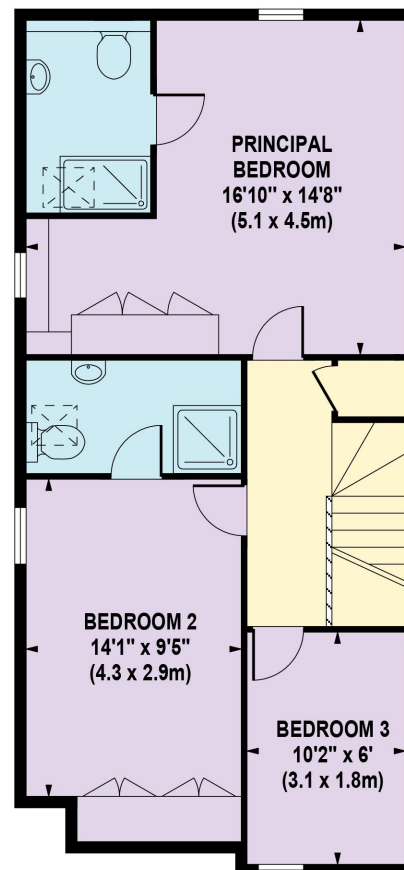
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Approximate Gross Internal Area 1208 sq ft / 112 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



GROUND FLOOR



FIRST FLOOR

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I would be delighted to tell you more  
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