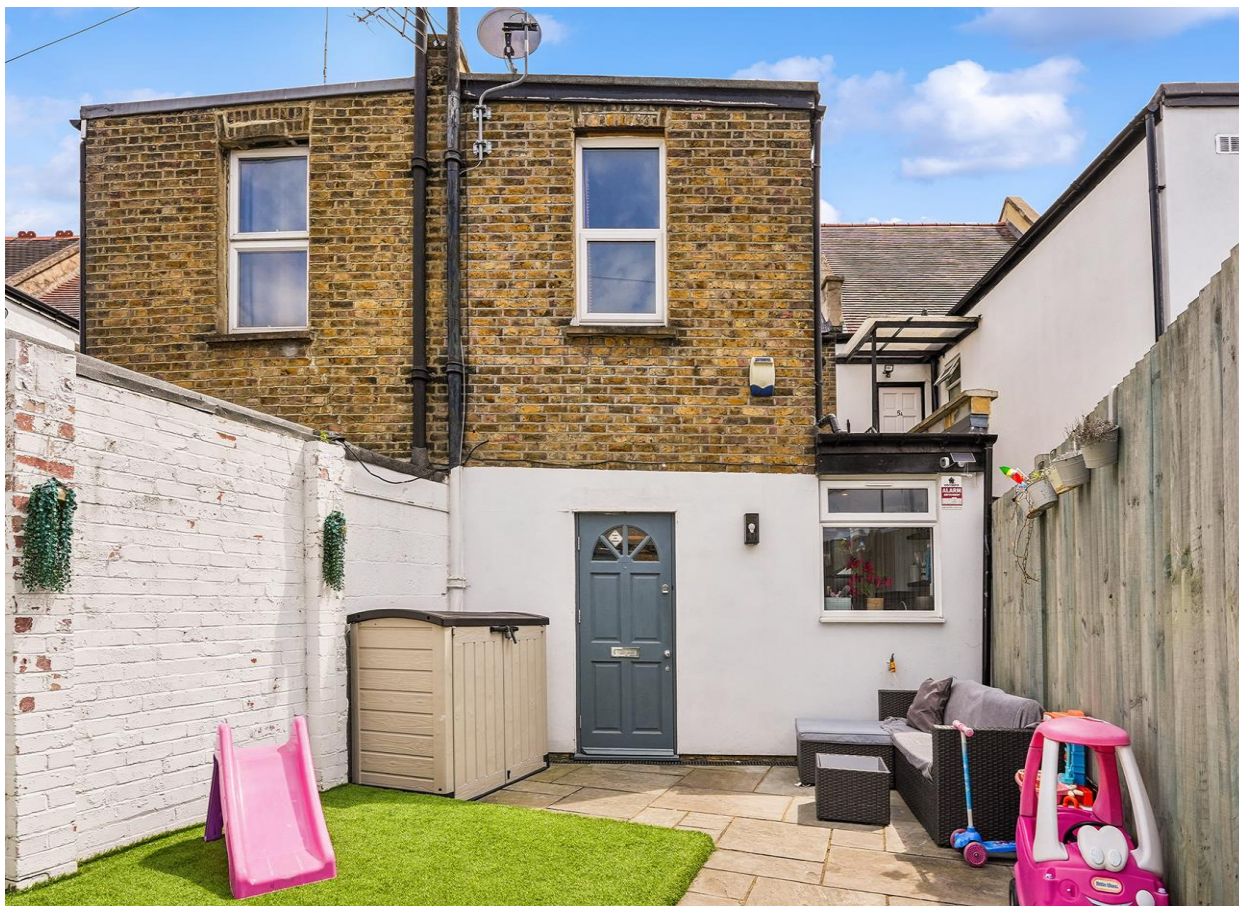


Criterion Buildings, Portsmouth Road, KT7

£525,000 Leasehold

3 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

The ground floor hosts a welcoming kitchen/dining area, ideal for entertaining, as well as a convenient WC and direct access to the private rear garden and large brick-built storage room. On the first floor, you'll find two well-proportioned bedrooms, a family bathroom, and a spacious reception room with large windows drawing in natural light. The top floor features a superb principal bedroom with eaves storage — a perfect retreat with a feeling of privacy and calm. Further benefits include off-street parking, ample storage, and a layout that feels more like a house than a flat, offering a unique and flexible lifestyle opportunity.

Spacious three-bedroom maisonette

Private garden and large brick-built storage room

Excellent transport links

Fantastic value for the size and location,

Catchment for highly regarded local schools

Flexible Dupex Layout

Criterion Buildings, Portsmouth Road, KT7

£525,000 Leasehold

3 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



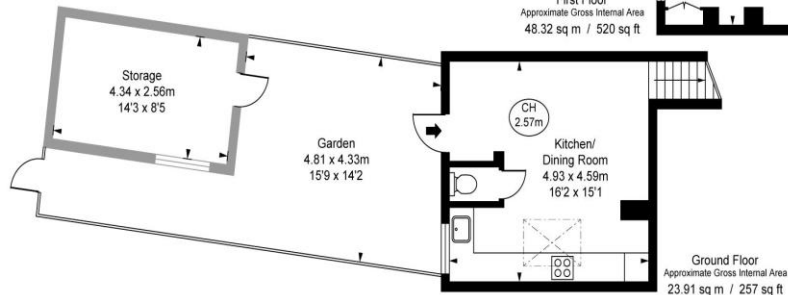
Criterion Buildings,
Thames Ditton, KT7

■ Approximate Gross Internal Area
91.45 sq m / 984 sq ft
■ Eaves
6.08 sq m / 65 sq ft
■ Storage
11.11 sq m / 120 sq ft

Total Areas Shown on Plan
108.64 sq m / 1,169 sq ft

(Including restricted height
under 1.5m $\square = \square = \square$)

(CH = Ceiling Heights)



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice

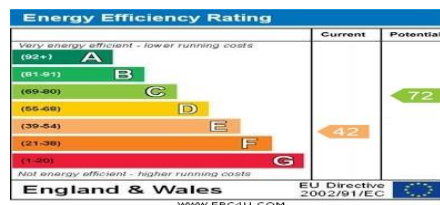
© Fulham Performance

Tenure: Leasehold

Council Tax: D

Local Authority: Elmbridge Borough Council

EPC Rating: E



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.