



## Penrhyn Road, KT1

£610,000

Named after the finely cut masonry blocks that define the building's facade, 'Ashlar' showcases the precision and artistry of stonework laid in perfect symmetry, creating a smooth, refined surface. This beautiful one bedroom apartment is situated on the ground floor which has been designed with high specification including engineered wood floorings and contemporary ironmongery in a matte bronze finish.

County Hall Kingston is within walking distance of Kingston Town Centre and Kingston railway station. With regular services to London Waterloo, and opportunities to connect to the London Underground, accessing the city is swift and straightforward.

### Features

- New Build
- 999 Year Lease
- Build Warranty
- High Specification
- One, Two and Three Bedroom Apartments
- Close To River Thames
- Close To Shops
- Close To Train

# Penrhyn Road, Kingston Upon Thames, KT1

## Apartments G05, 104 & 204

1 BEDROOM | BUILDING ASHLAR HOUSE

### GROUND FLOOR

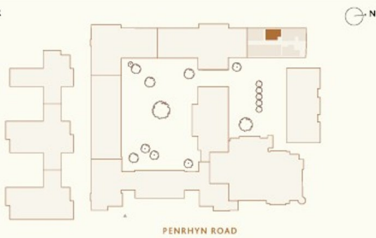
APARTMENT  
G05

FIRST FLOOR

APARTMENT  
104

SECOND FLOOR

APARTMENT  
204



### ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM

5.55M X 5.20M | 18'3" X 17'1"

PRINCIPAL BEDROOM

3.25M X 3.85M | 10'8" X 12'8"

TOTAL INTERNAL AREA

G05 - 54 M<sup>2</sup> | 541 FT<sup>2</sup>

104 - 54 M<sup>2</sup> | 541 FT<sup>2</sup>

204 - 54 M<sup>2</sup> | 542 FT<sup>2</sup>



### KEY

**W** - WARDROBE 2M -----  
**W** - OPTIONAL WARDROBE 1.5M -----  
**W/D** - WASHER DRYER

Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.