



## Penrhyn Road, KT1

£1,440,000

Drawing inspiration from the ebb and flow of the Thames and Kingston's limestone heritage, Ebbstone House evokes the meeting of water and stone a timeless pairing that speaks to both progress and permanence. This three bedroom duplex apartment is situated on the fourth and fifth floor and has been beautifully finished to include a warm and welcoming comfort and includes high specification throughout.

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

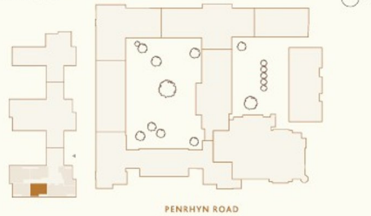
# Penrhyn Road, Kingston Upon Thames, KT1

## Apartment 403

3-BEDROOM DUPLEX | BUILDING EBBSTONE HOUSE

### FOURTH AND FIFTH FLOOR

APARTMENT  
403



### ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM  
6.93M X 5.64M | 22'9" X 18'6"

PRINCIPAL BEDROOM  
3.10M X 3.05M | 13'7" X 10'0"

BEDROOM 2  
4.37M X 3.14M | 13'8" X 10'4"

BEDROOM 3  
4.32M X 4.14M | 14'2" X 13'7"

BALCONY  
3.50M X 2.11M | 11'6" X 6'11"

TERRACE  
7.16M X 1.44M | 23'6" X 4'9"

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TOTAL INTERNAL AREA  
120 M<sup>2</sup> | 1296 FT<sup>2</sup>

TOTAL EXTERNAL AREA  
28 M<sup>2</sup> | 307 FT<sup>2</sup>



FOURTH FLOOR



FIFTH FLOOR

KEY  
S - STORE  
W - OPTIONAL WARDROBE

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.