



12 Glenthorne Road, Kingston-upon- Thames, KT1 2UB

Asking Price : £3750pcm

Council Tax Band: Kingston Borough Council Band E £1,769.55 (2026-2027)

EPC: Band D

1459 sq feet / 136 sq m

Location

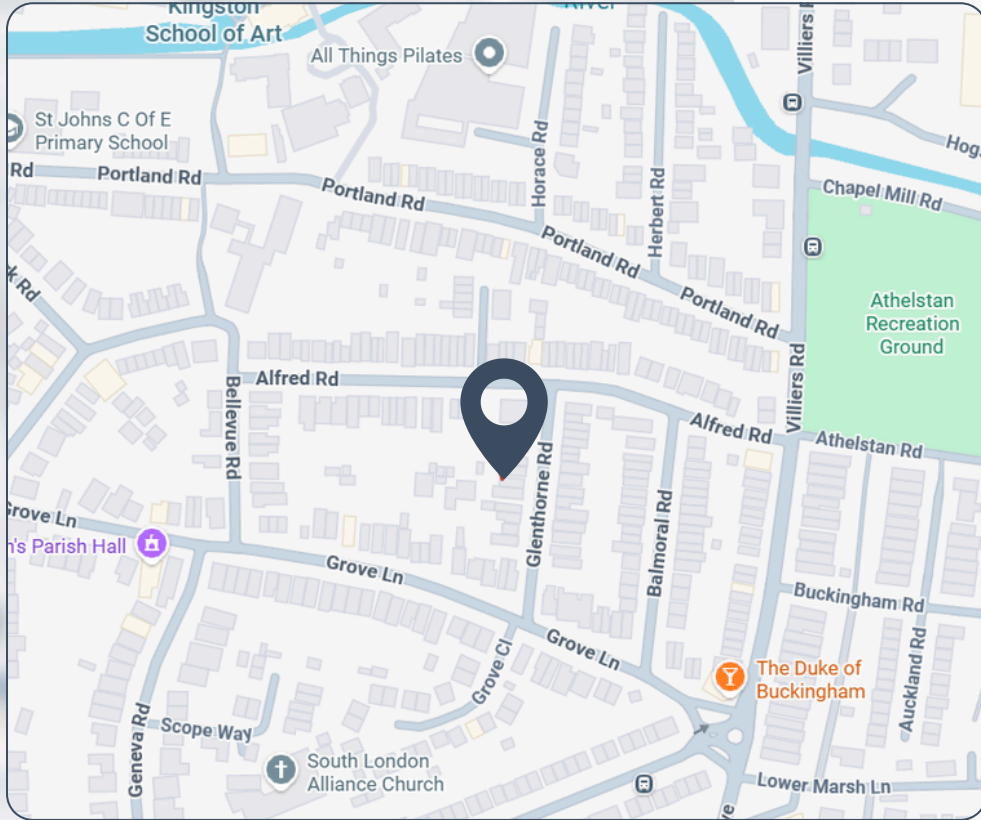
The Kingston/Surbiton border is all about effortless living, leafy streets and artisan coffee.

Start your day with a flat white from GAIL's Bakery or brunch on Maple Road, where neighbourhood favourites like The French Table and The French Tart bring a touch of foodie flair to everyday life. Weekends flow easily between riverside walks, paddle-boarding, and Kingston's vibrant dining and cultural scene, all within a gentle stroll.

Green space is part of the rhythm here. Bushy Park is perfect for spontaneous picnics and deer-spotting, while Richmond Park offers vast open landscapes for long walks, cycling and fresh-air resets.

Families are exceptionally well-served, with strong local schools including Surbiton High School, St Andrew's & St Mark's, Tiffin Girls', Tiffin School, Kingston Academy, Fernhill, and St Luke's all within easy reach.

And when you need the city, the house is equidistant walking time to both Kingston and Surbiton stations (the latter you can also hop on a regular/quick local bus to skip the walk altogether). Kingston has fast and easy connections to Reading, Windsor, Ascot and beyond (via Twickenham) and Surbiton Station delivers one of London's fastest commutes, with direct trains to Waterloo in around 17 minutes as well as quick connections to Woking and Guildford. It's a neighbourhood that feels relaxed, connected and quietly stylish, a place where people genuinely love where they live.



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Summary

- Victorian semi-detached family house
- Double reception room
- 5 Bedrooms
- 2 Bathrooms
- Kitchen with door to the garden
- West facing garden with side access
- Equidistant walk to Surbiton and Kingston Stations



The Property

This bright, character-packed Victorian home has five bedrooms, two bathrooms and a sun-soaked west-facing garden, with room for everyone to live, work, and play.

With its newly extended loft suite, this house has been reimagined for modern living and is set on a very pretty residential road that's within an easy walk to both Surbiton's fast trains and Kingston's riverside culture.

The moment you step inside, the house feels like a home. From the double reception room to the kitchen that has direct access to the sunny garden, summer BBQs, after-school chaos and weekend brunches all spill outdoors without missing a beat.

Upstairs, the bedrooms are generous and flexible, with perfect spaces for home offices, home gyms or guest rooms. The brand-new loft extension is light, airy and complete with its own sleek shower room, which makes it the ultimate grown-up hideaway or teen sanctuary.

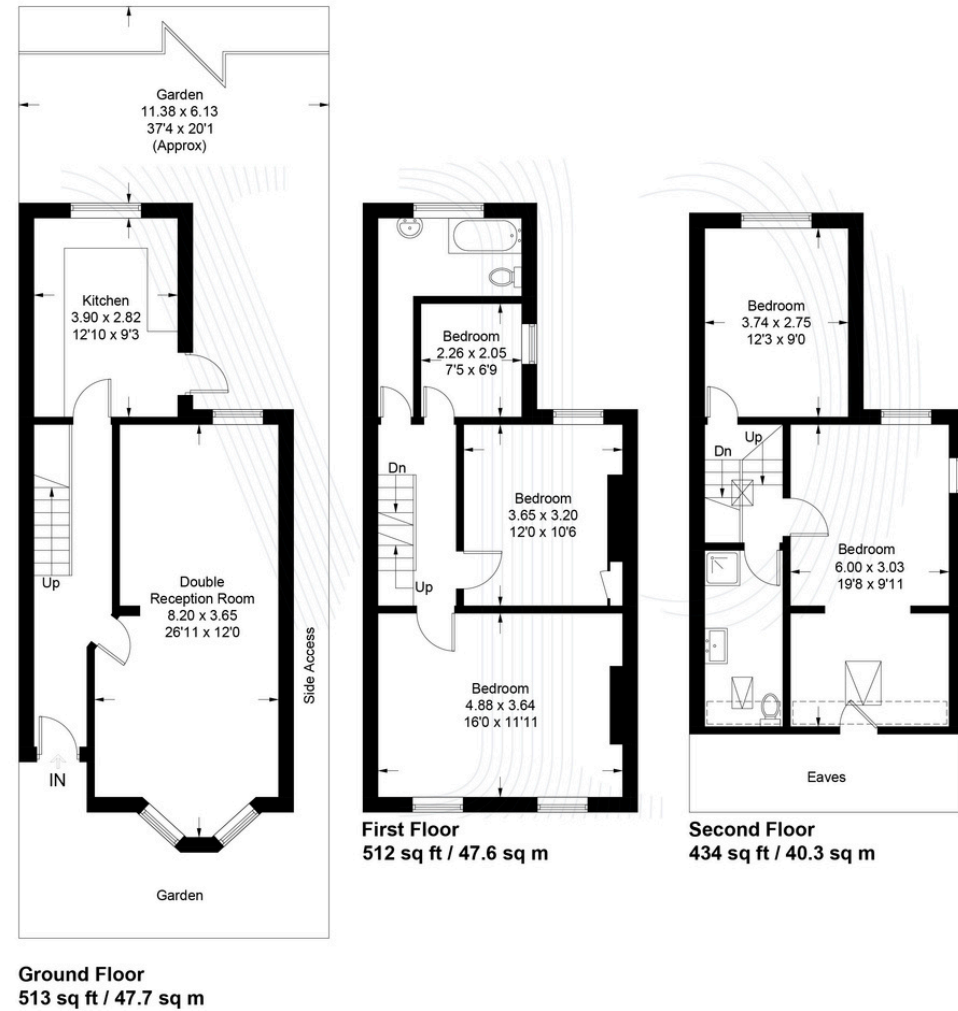
This home is perfectly suited to a growing family, and equally ideal for professionals seeking a peaceful base with generous space to work from home.

Nice to know:

- Council Tax Band: Kingston Borough Council Band E : £1,769.55 (2026-2027)
- EPC: Band D
- 1459 sq feet / 136 sq m
- Part furnished/Unfurnished

Glenthorne Road, Kingston, KT2

Approximate Gross Internal Area = 135.6 sq m / 1459 sq ft
(Excluding Eaves)























Make Yourself at Home

We are fortunate to work in the property market of South West London and Surrey, offering beautiful homes in areas such as Kingston, Barnes, Mortlake, East Sheen, Mortlake, Richmond and Kew.

With historical buildings, riverside walks, and excellent transport links (tube, rail, bus, and riverboat), these areas blend semi-rural charm with city convenience.

They feature independent shops, restaurants, leisure facilities, theatres, galleries, and museums. Families are drawn here by outstanding schools and the perfect balance of city and country life.

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