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 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	B



**PINK PLAN**  
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.  
**Redress:** We hold independent redress with Property Redress



**Approximate Gross Internal Area 1180 sq ft - 109 sq m**  
 Ground Floor Area 32 sq ft - 3 sq m  
 First Floor Area 703 sq ft - 65 sq m  
 Second Floor Area 445 sq ft - 41 sq m

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**Kelvedon Close**  
 Kingston Upon Thames KT2 5LG



## Guide Price £600,000

- Three Bedroom First Floor Maisonette
- Large Converted Loft Space
- Private Rear Garden
- Exceptionally Well Presented
- Great School Catchment
- Close to Richmond Park
- No Service Charge
- 900 + Year Lease
- Council Tax Band - D EPC Rating - C
- CHAIN FREE

\* Tenure: Leasehold

\* Local Authority: Kingston Upon Thames

\* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

## Summary

An exceptionally well presented and located, three bedroom family property. Arranged on the first floor, this wonderfully maintained home has been finished to a great standard throughout and offers flexible living. A private entrance leads to each of the principal rooms including modern kitchen, spacious lounge, family bathroom and three great size bedrooms. A converted loft provides an open plan self contained area ideal for guests or family. Kelvedon Close is a very popular and quiet residential street in North Kingston. Nestled along London's largest Royal Park, Richmond Park, it is also situated within just 0.9 miles (16 minute walk) of Norbiton's Zone 5 railway station offering a convenient link into London terminals. It falls within the catchment for a number of very well-regarded State schools whilst equally convenient of a choice of Independent schools. Access to both the River Thames and Canbury Gardens is great, whilst Richmond Park's Kingston Gate offers the opportunity to enjoy the largest Royal Park in London covering an area of 2,500 acres. Kingston town centre offers a varied and comprehensive choice in shops and there are a number of well-known and popular riverside restaurants. This property is being sold CHAIN FREE

## Location

Kelvedon Close is a popular residential road ideally situated in the sought after North Kingston area, with a bus stop less than 50 metres for access to both Kingston and Richmond. The property is within close proximity of Richmond Park and conveniently positioned for the River Thames and both Norbiton and Kingston stations giving direct access into Waterloo. Kingston town centre with its array of shops, restaurants and bars is within easy reach and the A3 with routes to London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector.

