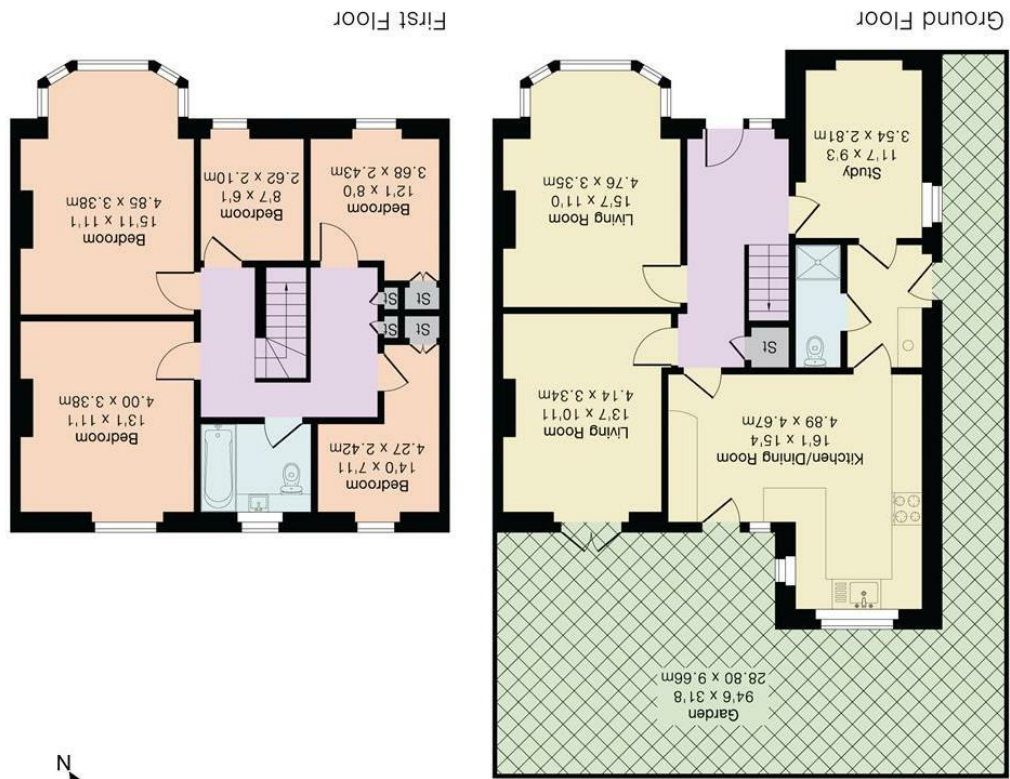




Richmond Road, Kingston Upon Thames

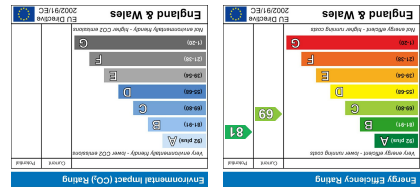
KT2 5DJ

**Approximate Gross Internal Area 1523 sq ft - 141 sq m**  
 Ground Floor Area 812 sq ft - 75 sq m  
 First Floor Area 711 sq ft - 66 sq m



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.

PINK PLAN



**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

[www.gibsonlane.co.uk](http://www.gibsonlane.co.uk)

Ham Office  
 323 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5DU  
 T: 020 8247 9444

Ham  
 323 Richmond Road  
 Surrey  
 KT2 5DU  
 Tel: 020 8247 9444



**Important Information**  
 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.



£1,395,000

- Impressive five bedroom semi-detached house
- Double height side extension
- Beautiful 94ft south/west facing rear garden
- Three versatile reception rooms
- Spacious accommodation of 1,523sqft
- Off street parking for 2-3 vehicles
- Situated opposite excellent schools
- Short walk to river
- EPC Rating C
- Council tax band E

Tenure: Freehold  
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.

## Description

Situated on Richmond Road in the sought-after North Kingston area, this imposing semi-detached residence, dating from 1928, presents an exceptional opportunity to acquire an impressive family home that effortlessly marries period character with contemporary comfort.

Arranged over a generous footprint, the property comprises five well-proportioned bedrooms and three reception rooms, providing versatile and expansive accommodation suited to both everyday family life and formal entertaining. A substantial double-height side extension has been thoughtfully incorporated, flooding the principal living spaces with natural light and significantly enhancing the overall sense of scale and flow.

To the rear, the 94ft south/west facing garden offers a particularly appealing outdoor retreat, ideal for al fresco dining and family recreation. Off-street parking for multiple vehicles completes the practical specification.

The location is particularly noteworthy being within immediate proximity of well-regarded local schools, making this an especially compelling proposition for families.

A residence of this calibre, combining generous proportions and a prime North Kingston address, represents a rare opportunity in one of the areas most desirable postcodes.



## Situation

Richmond Road is a highly regarded address, sitting just moments from the banks of the River Thames and the sweeping 2,400-acre expanse of Richmond Park. Ideally positioned between the vibrant town centres of Kingston and Richmond, residents benefit from an outstanding choice of restaurants, shops, and transport links via both overland and underground stations. The charming local shops of Ham Parade and the open spaces of Canbury Gardens and Ham Common are also within easy reach.

For families, the area is particularly compelling offering a remarkable selection of highly regarded schools including Tiffin Girls, The Kingston Academy, Grey Court and Fern Hill Primary, making this one of South West London's finest postcodes to put down roots.

