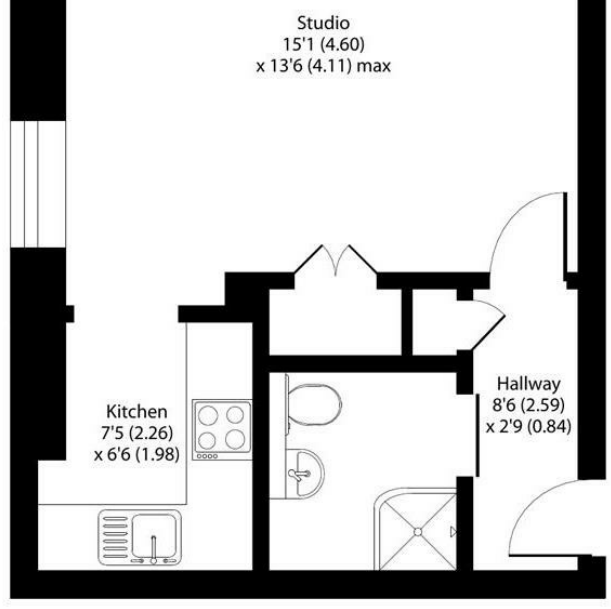
45 Acre Road

Kingston upon Thames KT2 6ER

Approximate Area = 338 sq ft / 31.4 sq m

For identification only - Not to scale



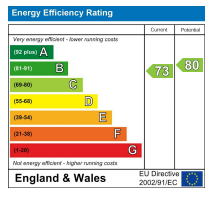
FIRST FLOOR

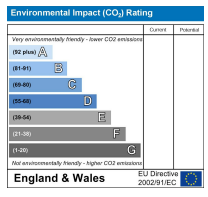
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Gibson Lane. REF: 1096964

gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444

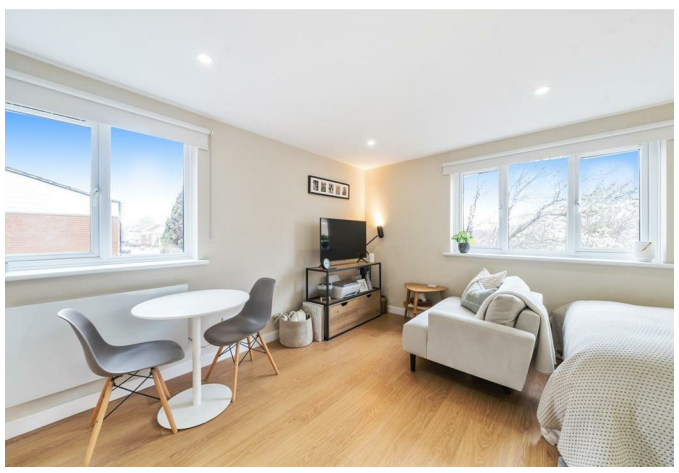




Important Information

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.

The Property Ombudsman | naea | propertymark PROTECTED | arla | propertymark PROTECTED



Guide Price £260,000

- Studio Flat
- Parking Space
- Separate Bathroom
- First Floor
- Great North Kingston Location

- Service Charge £1,160 p.a.
- Ground Rent £75 p.a.
- EPC Rating C

* Tenure: Leasehold

* Local Authority: Kingston upon Thames

Description

A purpose built first floor studio flat situated within a highly sought after location in the heart of North Kingston. Ideally located for local shops, bars, restaurants, long walks and cycling in Richmond Park which is just 0.6 miles away, 0.3 miles from Kingston train station making the property ideal for commuters.
The property benefits from off street parking separate kitchen and bathroom and entry phone access.
In excellent condition throughout, this is the ideal first time or investment purchase.

Situation

Acre Road is a popular residential street ideally situated in the sought-after North Kingston, convenient for the excellent local schools, Kingston station, Richmond Park, the River Thames and the town centre. Viewings are highly recommended to appreciate what this lovely property has to offer.