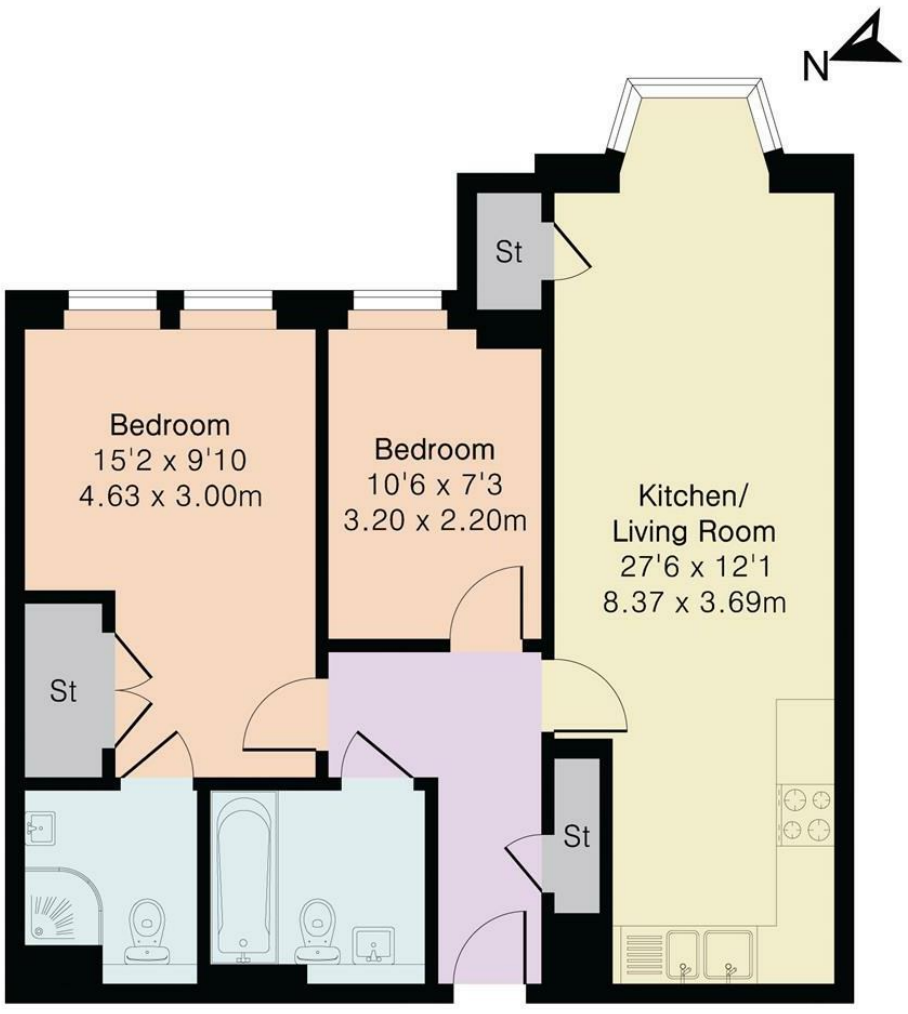


42a Albany Park Road

Kingston upon Thames KT2 5SY

Approximate Gross Internal Area 681 sq ft - 63 sq m



First Floor

gibson lane

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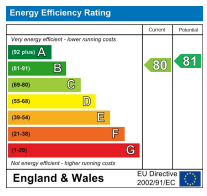
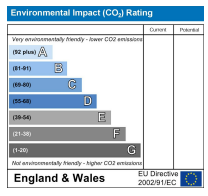
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress





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
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Guide Price £475,000

- First Floor Lift Serviced Apartment
- Great Riverside Location
- Secure Underground Parking
- Well Tended Communal Gardens
- Fantastic School Catchment Area
- Service Charge £2769.65 p.a. (2026)
- 979 Years Remain on Lease
- Council Tax Band - E
- EPC Rating - C
- Ground Rent £300 p.a.

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.

Description

Welcome to this charming two bedroom, two bathroom apartment located on the picturesque and popular Albany Park Road, Kingston Upon Thames.

Situated on the first floor and serviced by a lift, this flat offers convenience and ease of access. The secure allocated parking space ensures that you never have to worry about finding a spot for your vehicle.

One of the standout features of this property is its fantastic location, ideal for leisurely riverside or park walks and enjoying the beauty of the surroundings. Additionally, the well-tended communal gardens provide a tranquil setting where you can unwind and soak in the peaceful atmosphere.

The apartment benefits from catchment area to The Kingston Academy and Fern Hill and is a short walk to Kingston town centre, Canbury Park and Richmond Park.

Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the charm of living in Kingston Upon Thames firsthand.

Situation

Located in this premier North Kingston road just moments from the River Thames and Canbury Gardens, Albany Park Road is a highly sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo and is easily accessible to the A3 serving London and the M25. Richmond Park with its thousands of acres of delightful parkland is close by and Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the area is excellent and there is also an extensive range of sports and leisure facilities.





