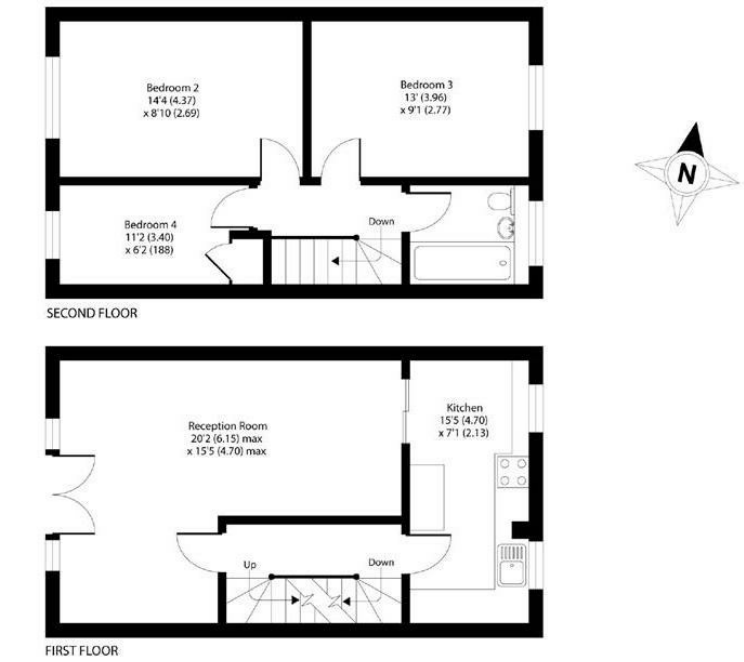
Earle Gardens

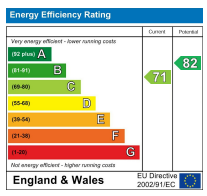
Kingston Upon Thames KT2 5TB

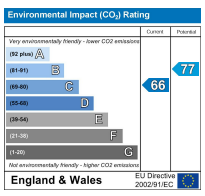
APPROX. GROSS INTERNAL FLOOR AREA 1360 SQ FT 126.3 SQ METRES



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
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Guide Price £725,000

- Cul-de-sac Location
- Five bedrooms
- Spacious accommodation
- Low Maintenance Rear Garden
- Town House
- Off Street Parking
- No Onward chain
- EPC Rating - C
- Council Tax Band - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A spacious town house situated in a quiet cul-de-sac and presented to a good standard internally. Arranged over three floors this property features two bedrooms and a shower room on the ground floor with doors onto a low maintenance rear garden. On the first floor there is bright and airy lounge with a Juliette balcony and spacious eat in kitchen. On the top floor there are three bedrooms and a bathroom with shower over bath. Additional benefits include off street parking. The property is also in the catchment area for some of the most highly regarded schools in North Kingston.

The accommodation is available vacant possession for an owner occupier or tenanted as a residential investment. The accommodation is currently occupied by tenants on a multi let basis with 6 bedrooms and has a valid Local Authority HMO Licence since 2020. The owner is an experienced BTL landlord, a member of NRLA with a number of properties. Details of the income and estimated income can be provided if required. Currently the lounge is subdivided to provide a bedroom and a smaller lounge. If the applicant is purchasing for owner occupation and if desired the vendor is willing to remove the lounge stud partition wall, make good the walls and ceiling decorations and amend any electrical changes associated with this as a condition of exchange and before completion.
Annual gross income is £51,900 p.a. providing a gross yield of 7.2%,

NB :Photos taken prior to tenancy.

Situation

Located in this sought after North Kingston cul de sac moments from Canbury Gardens and the River Thames,The property is ideally situated for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops, restaurants & bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fern Hill, the German School and Tiffin boys & girls, the area also has an extensive range of leisure facilities.