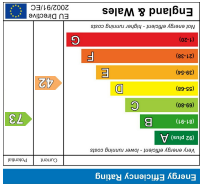
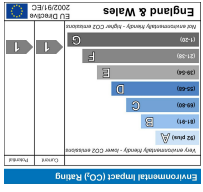
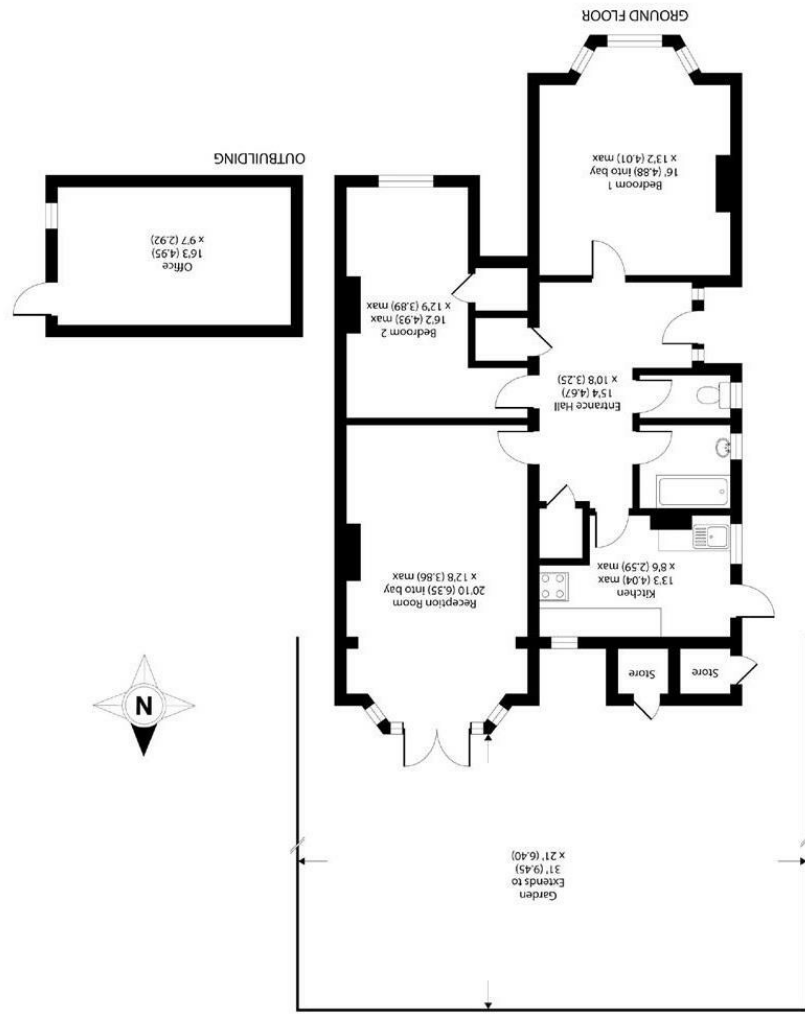


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

Environment Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating
	



APPROX. GROSS INTERNAL FLOOR AREA 979 SQ FT 90.9 SQ METRES (Excludes Outbuilding & Stores)

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





Latchmere Road  
 Kingston Upon Thames KT2 5TP



## Latchmere Road

Kingston Upon Thames KT2 5TP

Asking Price £625,000

A delightful two double bedroom garden apartment occupying the ground floor of this elegant detached period residence situated on one of North Kingston's most sought after Roads.

### Description

A delightful two double bedroom garden apartment occupying the ground floor of this elegant detached period residence in one of North Kingston's most sought after roads. Internally the spacious accommodation approaching 1000 sq ft is presented to a high standard and benefits from many period features. The stunning 21' reception room offers direct access to a delightful landscaped rear garden with office and store. Additionally there is a modern kitchen, two 16' double bedrooms, off street parking, bathroom and separate W.C. We have been advised by our client that the lease is in excess of 990 years. Offered with no onward chain. NB: Photos were taken September 2019 and colour schemes vary, please refer to video tour taken January 2021.

### Situation

Latchmere Road is a particularly sought after residential road ideally situated in the popular North Kingston area. The property is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Richmond Park, The River Thames and Kingston town centre with its array of shops, restaurants and bars are a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.

**Tenure:** Leasehold

**Local Authority:** Kingston upon Thames

