



# Brunswick Road

Kingston Upon Thames KT2 6SB

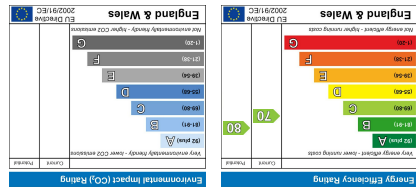
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission 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.







## Guide Price £675,000

- Beautiful Period Split Level Apartment
- Freehold Property
- Three Bedrooms
- Principal Bedroom with En-Suite
- Private Garden
- Scope for Expansion (STNC)
- Excellent Location
- Close to Train Station
- Moments from Outstanding Schools
- EPC Rating - C

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

This beautiful period split-level conversion apartment offers a delightful blend of character, charm and spacious living. With substantial accommodation in excess of 2000sqft (including eaves), the property boasts three well-proportioned bedrooms, including a principal room with an en suite bathroom. The family bathroom is also of a generous size.

Additionally, the property features a cellar, which presents excellent storage. One of the standout features of this home is the private rear garden, a perfect retreat for outdoor entertaining or simply relaxing.

Moreover, there is scope to expand the property further, subject to the usual planning conditions, allowing for the possibility of tailoring the home to your specific needs.

This residence is ideally situated, providing easy access to local amenities, transport links, outstanding schooling and the picturesque surroundings of Kingston Upon Thames. Whether you are a growing family or seeking a spacious home with character, this property is a must-see.

### Situation

Brunswick Road is a popular North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. The A3 which serves both London & the M25 is easily accessible by car. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sectors.

