



**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.

 PINK PLAN

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 representational 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.



Approximate Gross Internal Area 2813 sq ft - 261 sq m  
(Including Outbuilding)  
Approximate Gross Internal Area 2593 sq ft - 241 sq m  
(Excluding Outbuilding)  
Lower Ground Floor Area 174 sq ft - 16 sq m  
Ground Floor Area 962 sq ft - 89 sq m  
First Floor Area 738 sq ft - 69 sq m  
Second Floor Area 719 sq ft - 67 sq m  
Outbuilding Area 220 sq ft - 20 sq m

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## Guide Price £2,395,000

- Grand Detached Family Home
  - Meticulously Restored Throughout
  - Basement With Storage & Utilities
  - Modern Bath/Shower Rooms & WC
  - 6 Double Bedrooms
  - Premier North Kingston Road
  - Generous Entertaining Areas
  - Beautifully Lanscaped 60' Garden With Gym/Office
  - Secure Parking, Storage Area & Bike Rack
  - Council Tax Band - G
- \* Tenure: Freehold
- \* Local Authority: Kingston upon Thames

## Description

A rather unique opportunity to acquire the only natural three storey Victorian detached residence in this prime North Kingston Road. No.1 Latchmere Road is an impressive family home which has been meticulously restored by the current owners, whilst retaining a wealth of incredible original features & now provides a beautiful arrangement of accommodation approaching 3,000 sq ft. (to include the gym/office). Internally the property is exceptionally well balanced throughout & designed with family living and entertainment in mind. The magnificent ground floor footprint features upon entrance, a grand receiving hall with striking stained glass door, basement area with utilities, cloaks cupboard and w.c, a stunning drawing room which boasts high ornate ceilings, large windows & marble fireplace. To the rear of the property there is a fantastic 28' X 21' fully equipped kitchen/dining/family area with feature glass lantern and double doors leading onto a wonderful 60' landscaped rear garden which enjoys a stone patio ideal for al-fresco dining, high quality synthetic grass, well stocked flower beds/borders & gym/home office with sunken wood floor, underfloor heating & full height double doors & side panels. To the first floor there are three double bedrooms, 2 are exceptionally generous and one is used as a dressing room & a sumptuous and very well appointed shower room. The natural second floor layout uniquely provides significantly larger than average accommodation with exceptionally spacious ceiling heights and comprises three further double bedrooms, again, 2 are exceptionally generous with pleasant views and cast iron fireplaces, there is also a separate bathroom & loft storage space. Externally to the front is a sliding wrought iron eclectic security gate to a gravel driveway with parking for 2 cars, secure bike rack & covered storage. Properties of this size in this highly sought-after location are rarely available, therefore we would thoroughly recommend a viewing.

## Situation

Located in this premier North Kingston road moments from Canbury Gardens and the River Thames, Latchmere Road is an extremely sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo. It is easily accessible to the A3 serving London and the M25. Richmond Park with its hundreds of acres of delightful parkland is close by, and Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the area is excellent in state and private sectors, including Latchmere and Fern Hill primaries, Kingston Academy, Grey Court, Kingston Grammar, Tiffin Boys & Girls and the German School. The area also has an extensive range of sports and leisure facilities.

