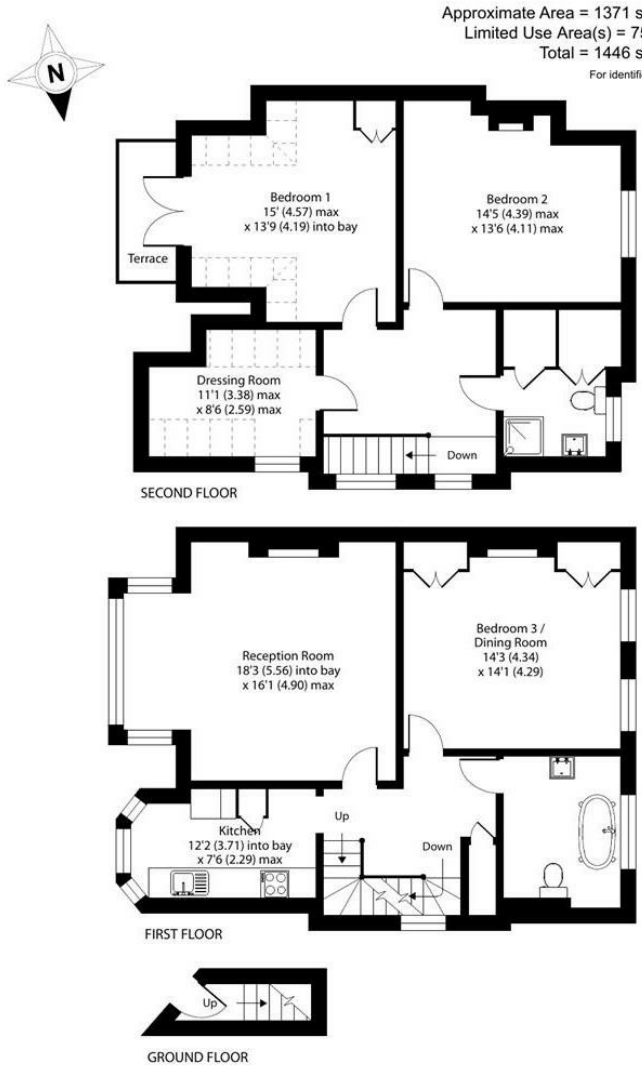
Approximate Area = 1371 sq ft / 127.4 sq m
Limited Use Area(s) = 75 sq ft / 6.9 sq m
Total = 1446 sq ft / 134.3 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gibson Lane. REF: 941063

gibson lane

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KT2 5ED
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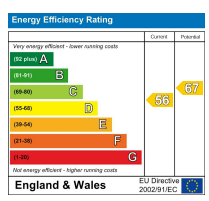

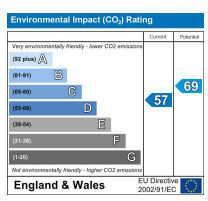

Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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 £795,000

- Split Level Conversion Mansion Flat
- Two Double Bedrooms
- Immaculatley Presented Internally
- Full of Character
- Moments From Richmond Park

- Lease Length 90 Years
- Ground Rent - £25 per year
- Council Tax Band -D
- EPC Rating -D

* Tenure: Leasehold

* Local Authority:

Description

Situated on one of North Kingston's most premium roads, Queens Road, within a short distance of Kingston Gate into Richmond Park, is this fantastic split level mansion flat offering spacious accommodation approaching1450 sq ft over two floors. Accessed via it's own private entrance, the living space is split over the first and second floors and the first floor comprises a large entrance hallway, front reception room with square bay window and working original fireplace, rear reception room with a further fireplace currently used as a dining room but could be a third bedroom as it has fitted wardrobes, fully fitted kitchen, stunning bathroom with roll-top bath. On the second floor there is a further large landing, two double bedrooms, one with a pretty balcony offering views towards Kingston Hill, as well as shower room with WC and dressing room.
The property is offered with access to a large communal garden and considerable storage space. This lovely home offers significant living space combined with unique character features and must be seen to be truly appreciated. We have been advised that the lease has 90 years remaining.

Situation

Queens Road is a highly sought after North Kingston address within close proximity of Richmond Park. Conveniently positioned for Norbiton station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away, as well as Kingston Hospital. The standard of schooling in the immediate area is excellent within both the private and state sector.