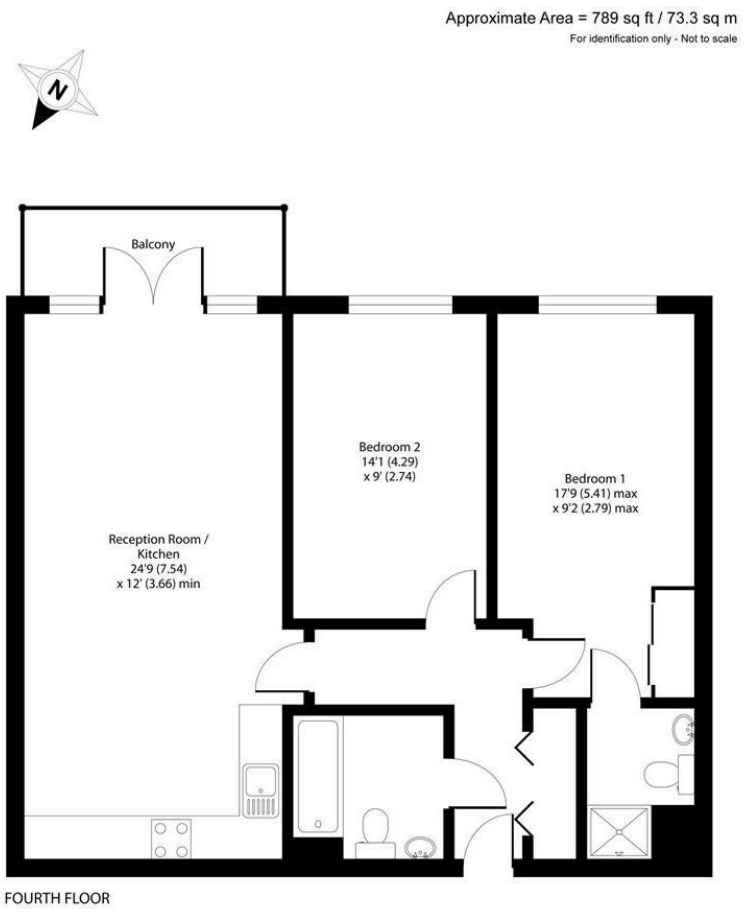
# Skerne Road

Kingston Upon Thames KT2 5AD




FOURTH FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Gibson Lane. REF: 764106

gibson lane

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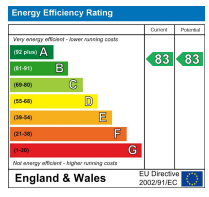


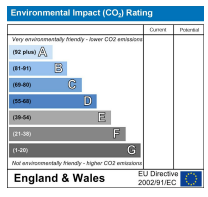


**Important Information**

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 £400,000

A well presented two double bedroom fourth floor apartment in the Royal Gallery Development situated in this sought after North Kingston location.

## Description

A well presented two double bedroom apartment with south facing balcony situated within the prestigious Royal Gallery development on Skerne Road. The accommodation approaching 800 square foot offers two spacious double bedrooms, the larger room measuring a generous 17' x 9 has fitted wardrobes and an en-suite bathroom, an additional modern bathroom, large fully fitted open plan kitchen / reception room spanning an impressive 25 ft long. There is also a large storage and utilities cupboard in the entrance hall. Properties of this style are always in high demand and we would thoroughly recommend a viewing at your earliest opportunity to fully appreciate what this delightful home has to offer- CHAIN FREE!

## Situation

Skerne Road is a sought after location within close proximity of the River Thames. The Royal Gallery is a modern apartment block within this popular residential area conveniently positioned for Canbury Gardens, with Kingston town centre, station and Richmond Park being a short distance away. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

**Tenure:** Leasehold
**Local Authority:** Kingston Upon Thames