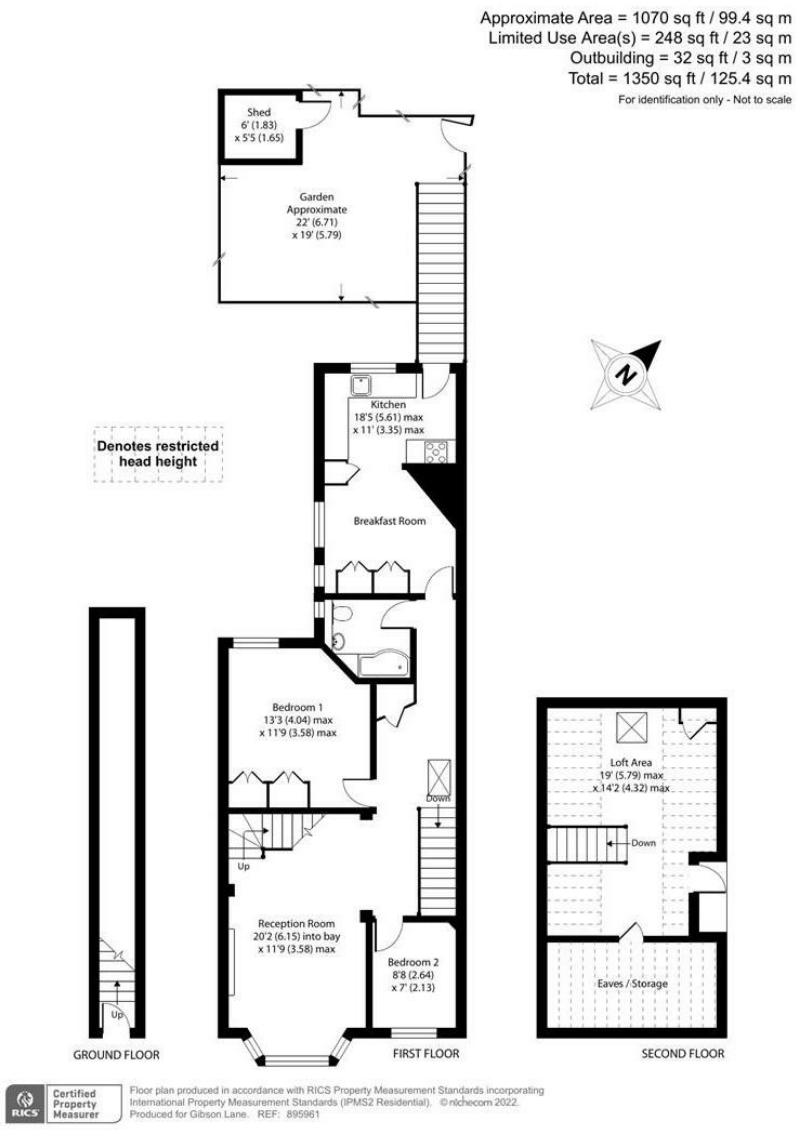
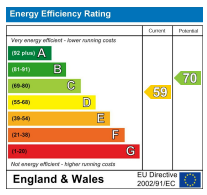
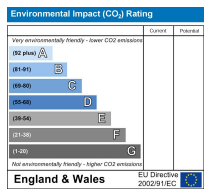


gibson lane

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





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 £600,000

- Victorian Split Level Apartment
- 2 bedrooms + Large loft area
- Private Garden
- Leasehold 131 years
- No service charge - owner does own repairs
- Very well Presented Internally
- Impressive 20' Reception Room
- Stunning 18' Kitchen/Breakfast Room
- EPC Rating - D
- Tax Banding - D

* Tenure: Leasehold

* Local Authority: Kingston Upon Thames

Description

A rarely available, charming Victorian split level apartment situated on this extremely sought after road moments from Richmond Park, The River Thames, Kingston Town Centre & Station. This lovely home is full of character with many striking features to include high corniced ceilings, sash windows, cast iron fireplaces, paneled doors and walls. The generous accommodation of 1350 sqft offers; own front door with staircase to first floor, an impressive 20ft front reception room with big bay window, modern bathroom and a stunning 18ft open plan kitchen/dining room with direct access to a private garden which measures 22ft by 19ft. There is a large double and single bedroom on the first floor and a staircase to a very spacious loft area on the 2nd floor, this useable space also has access to a large storage area in the eaves . Properties of this size in the KT2 postcode are rarely available in this price bracket and therefore Internal viewings are highly recommended to fully appreciate what this delightful home has to offer!

Situation

Kings Road is a sought after street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and Kingston 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. The standard of schooling in the immediate area is excellent within both the private and state sector.