



Figure 1: Comparison of the UK's performance in the 2020/21 Environmental Impact (EI) and Energy Efficiency (EE) ratings.

The figure consists of two horizontal bar charts. The top chart shows the EI Rating, with the UK at 76 and the EU average at 82. The bottom chart shows the EE Rating, with the UK at 61 and the EU average at 82. Both charts compare the UK's performance against the EU average and the performance of other EU member states.

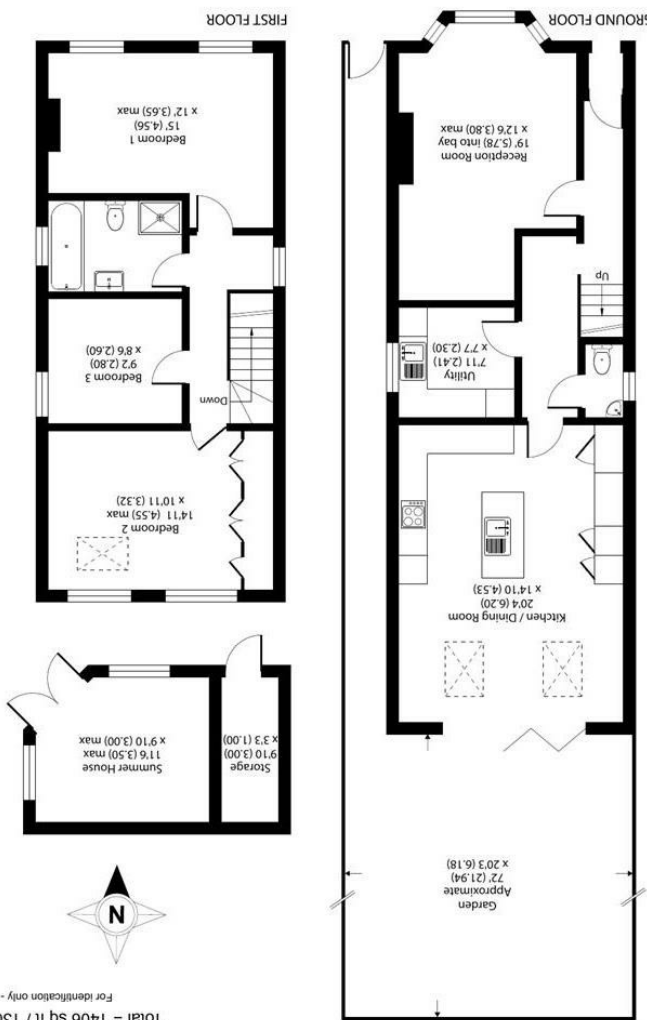
Environmental Impact (EI) Rating

Country	Rating
UK	76
EU Average	82
France	80
Germany	81
Italy	82
Spain	83
Poland	84
Czechia	85
Slovakia	86
Hungary	87
Romania	88
Bulgaria	89
Greece	90
Portugal	91
Malta	92
Cyprus	93

Energy Efficiency (EE) Rating

Country	Rating
UK	61
EU Average	82
France	80
Germany	81
Italy	82
Spain	83
Poland	84
Czechia	85
Slovakia	86
Hungary	87
Romania	88
Bulgaria	89
Greece	90
Portugal	91
Malta	92
Cyprus	93

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncbhcom 2025. Produced for Gibson Lane. REF: 1262514





Guide Price £1,100,000

- Detached Victorian Home
 - Three Double Bedrooms
 - Open Plan Kitchen/Dining Room
 - Huge Scope to Expand (STNC)
 - Beautifully Presented Internally
 - Downstairs WC and Utility Room
 - Impressive Rear Garden with Outbuilding
 - Moments from Richmond Park
 - Desirable North Kingston Location
 - EPC Rating - D | Council Tax - F
- * Tenure: Freehold * Local Authority: Kingston Upon Thames

Description

This delightful detached Victorian home, situated on this sought after North Kingston Road, moments from Richmond Park, offers a perfect blend of period features and modern living. With spacious accommodation arranged over two floors approaching 1300sqft, plus an outbuilding of 117sqft, there is plenty of room for the family. There is also huge scope to expand further through a loft conversion (subject to necessary consents).

The ground floor provides a generous 19ft x 12.6ft reception room to the front, middle utility room, separate WC, and an impressive open plan modern kitchen/diner with bi-folding doors opening out onto the incredible southerly aspect rear garden spanning an impressive 72ft deep, with an outbuilding, perfect for a home office.

The first floor offers three generous double bedrooms and a modern bathroom with bath and separate shower. The master bedroom benefits from having a stunning vaulted ceiling with Velux windows along with floor to ceiling fitted wardrobes.

Conveniently located just moments from the expansive Richmond Park, this detached Victorian house offers comfort, space, high specification finish, and a prime location in one of London's most desirable areas. Sold with no onward chain, call us now to arrange your viewing.

Situation

Bockhampton Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Kingston station giving direct access into Waterloo, the A3 which serves both London & the M25 & Kingston town centre with its array of shops, restaurants & bars. The standard of schooling in the immediate area is excellent within both the private and state sector.

