



APPROX. GROSS INTERNAL FLOOR AREA 1424 SQ FT 132.3 SQ METRES
(INCLUDES GARAGE & EXCLUDES OUTBUILDING)

34 Richmond Road
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gibson lane





Upper Park Road

Kingston Upon Thames KT2 5LD

Guide Price £1,650,000

A delightful detached residence situated in this idyllic position backing on to Richmond Park. Sold with the benefit of planning permission to create an incredible family home in on of Kingston's most sought after locations.

Description

"DEVELOPMENT OPPORTUNITY with planning granted for 6 bedroom detached home" A delightful detached residence occupying this terrific plot backing directly onto Richmond Park with the benefits of off street parking and a 100ft rear garden. Presented to the market for the first time since the mid-1950s the property offers a tremendous opportunity to acquire and create a forever family home planning permission is granted for a 2 storey side and rear extension, large ground floor extension and loft conversion to form an incredible 6 bedroom, 3 bathroom residence in on of Kingston's most sought after locations.

Buyer note: A deer leap covenant applies where the Royal Park have rights over a small section at the end of the garden

Situation

Located in this enviable position moments from Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits Upper Park Road is an extremely sought after address. The property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London & the M25, additionally, Kingston town centre, with its array of shops, restaurants and bars is a short distance away. The standard of schooling within Kingston and Coombe is excellent within both the private and state sectors. Buyer note: A deer leap covenant applies where the Royal Park have rights over a small section at the end of the garden.

Tenure: Freehold
Local Authority: Kingston Upon Thames

