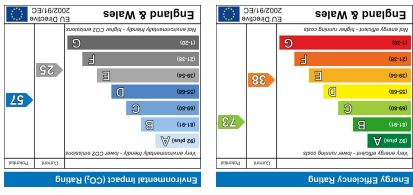


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



APPROX. GROSS INTERNAL FLOOR AREA 2388 SQ FT 221.8 SQ METRES  
 (EXCLUDES RESTRICTED HEAD HEIGHT)

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





Latchmere Road  
 Kingston Upon Thames KT2 5TP



## Latchmere Road

Kingston Upon Thames KT2 5TP

£1,500,000

An elegant Victorian halls adjoining semi-detached family home with impressive accommodation approaching 2500 sqft located in one of North Kingston's most sought after roads.

### Description

An elegant Victorian halls adjoining semi-detached family home with impressive accommodation approaching 2500 sqft arranged over three floors complimented by many fine period features. The emphasis over the larger than average ground floor is on family life and entertaining with 3 spacious reception rooms and an eat in kitchen. The upper floors provide 6 double bedrooms, a study and two bathrooms. Externally there is the advantage of off street parking for 2 cars and a 50ft garden at the rear.

### Situation

Located in this premier North Kingston road moments from Canbury Gardens and the River Thames, Latchmere Road is an extremely sought after address. The property is ideally situated for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops, restaurants & bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fern Hill, the German School and Tiffin boys & girls. The area also has an extensive range of leisure facilities.

**Tenure:** Freehold

**Local Authority:** Kingston upon Thames

