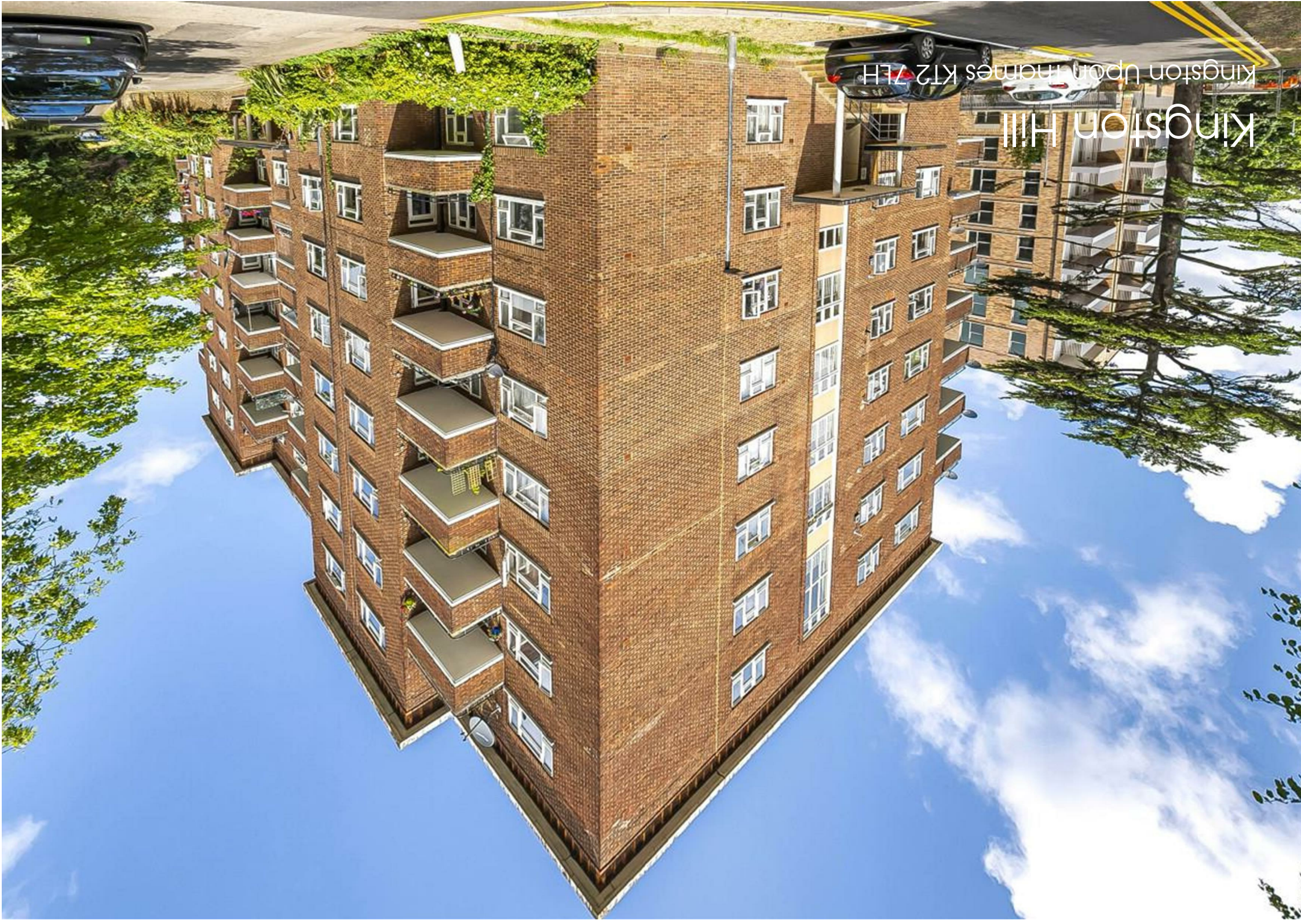
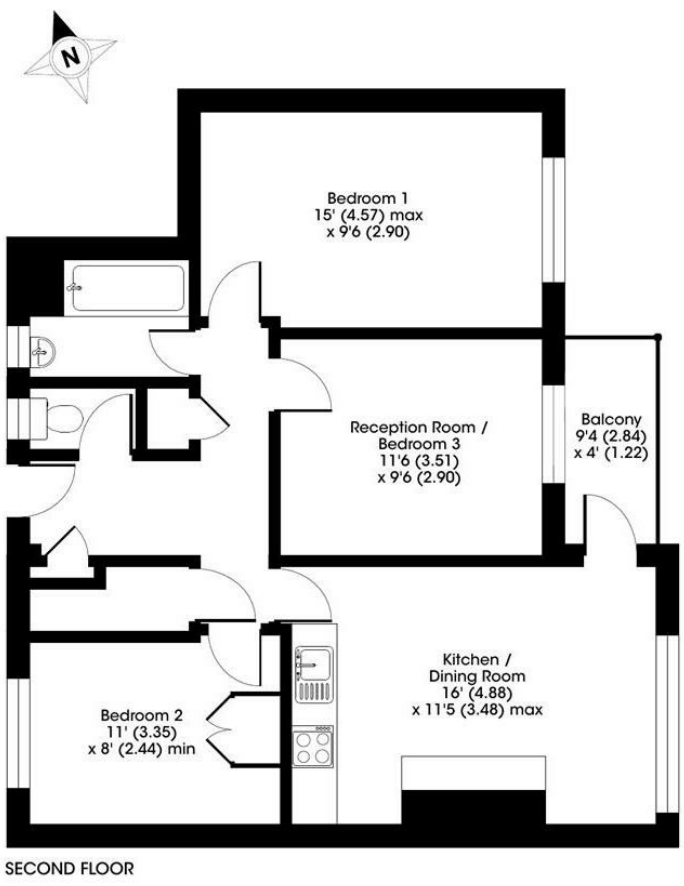


Approximate Area = 712 sq ft / 66.1 sq m

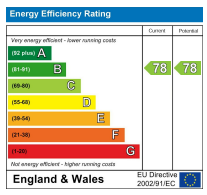
For identification only - Not to scale

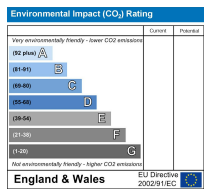


SECOND FLOOR

gibson lane

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





RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1162247

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 £350,000

- Spacious 2nd Floor Apartment
- 3 Double Bedrooms
- Off Street Parking
- Close to Richmond Park
- 175 Years Remain on Lease

- Service Charge £1362 p.a.
- Peppercorn Ground Rent
- Council Tax Band - C

* Tenure: Leasehold

* Local Authority: Kingston upon Thames

Description

Nestled in the sought-after area of Kingston Hill, Kingston Upon Thames, this charming flat offers a delightful living space for those seeking comfort and style. Situated on the 2nd floor, this spacious flat boasts three double bedrooms, perfect for families or those in need of extra space.

The open plan kitchen and diner provide a modern touch to the property, ideal for hosting gatherings or simply enjoying a quiet meal at home. Step outside to the covered balcony, a lovely spot to unwind and soak in the fresh air.

Convenience is key with off-street parking available, ensuring you never have to worry about finding a spot after a long day out. Whether you're looking for a cozy family home or a stylish space to entertain friends, this flat on Kingston Hill offers the perfect blend of comfort and practicality. Don't miss the opportunity to make this property your own and experience the best of Kingston Upon Thames living.

Situation

Located in this enviable position, it is a short walk from Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits. Kingston Hill is an extremely sought-after address, and the property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London and the M25. Additionally, Kingston town centre, with its array of shops, restaurants and riverside attractions is a short distance away. The standard of primary and secondary schools within Kingston is outstanding within both the private and state sectors.