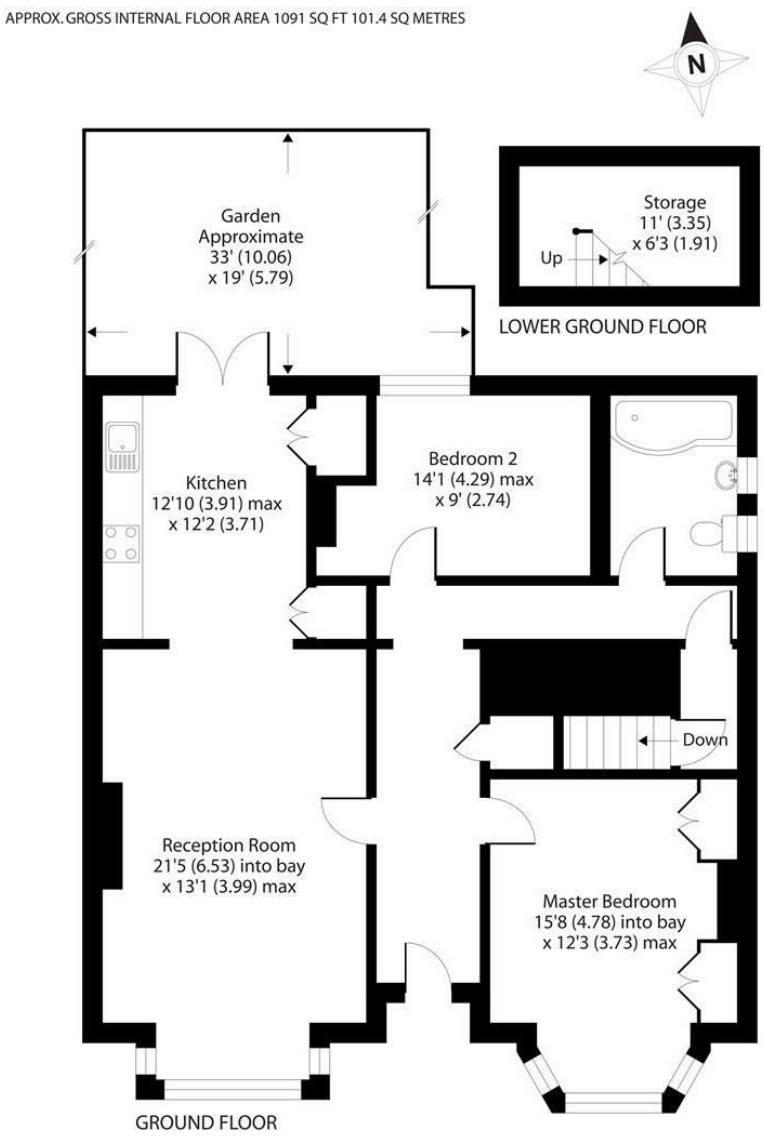
Brunswick Road

Kingston Upon Thames KT2 6SB

APPROX. GROSS INTERNAL FLOOR AREA 1091 SQ FT 101.4 SQ METRES



gibson lane

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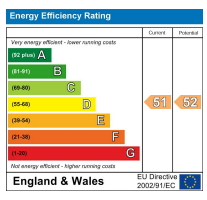

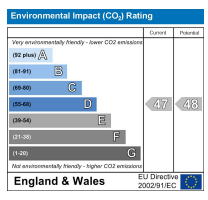

Important Information

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 £585,000

- Victorian Ground Floor Conversion Flat
- Two Bedrooms
- North Kingston Location
- Stunning Period Features
- Cellar

* Tenure: Leasehold

- Lease 126 years Ground Rent £100 PA
- Private Rear Garden
- Accommodation in excess of 1000 sq ft
- EPC Rating- E
- Council Tax Band - C

* Local Authority: Kingston Upon Thames

Description

A stunning two double bedroom conversion apartment with private garden spanning the entire ground floor of this imposing double fronted Victorian house. The property is presented to an exceptionally high standard, and offers many period features including fireplaces, ornate coving and ceiling roses. The accommodation is in excess of 1000 sq ft, and comprises of its own front door with impressive entrance hallway, large lounge/diner with box bay window leading directly onto a modern fitted kitchen with large patio doors opening onto a delightful private rear garden. There are two double bedrooms, modern bathroom with shower over bath, and access to a useful storage room in the basement.
NB: The photographs shown were taken pre tenancy in February 2019.

Situation

Brunswick Road is a popular North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. The A3 which serves both London & the M25 is easily accessible by car. 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 sectors.