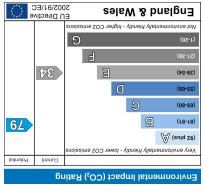
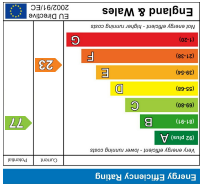
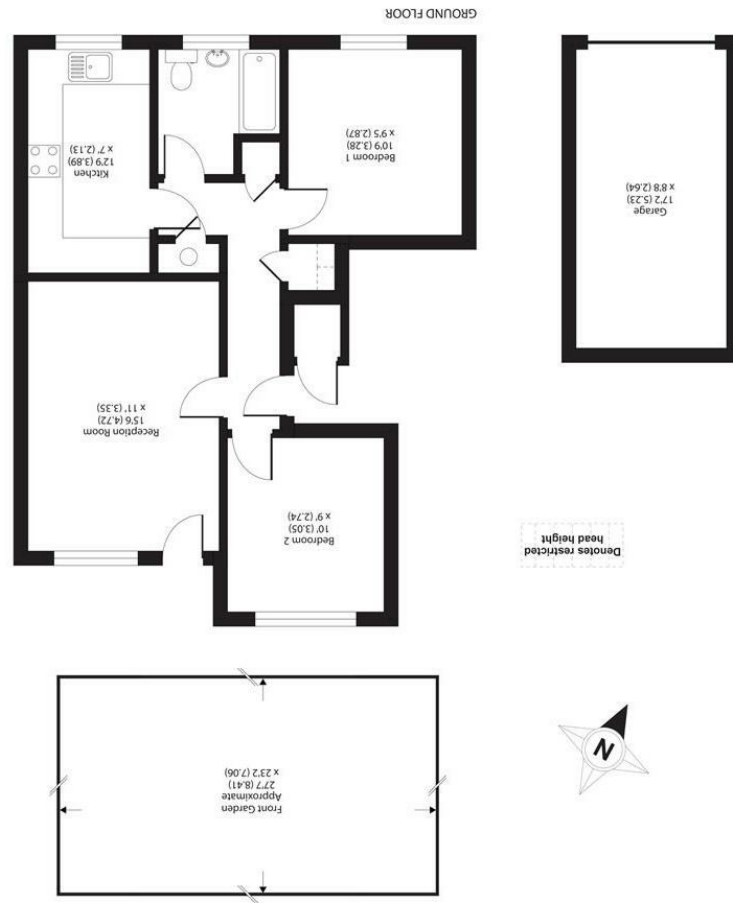


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Environment Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating
	



APPROX. GROSS INTERNAL FLOOR AREA 608 SQ FT 56.4 SQ METRES  
 (EXCLUDES RESTRICTED HEAD HEIGHT & EXCLUDES GARAGE)

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





1 Sunningdale Court Queens Road  
 Kingston Upon Thames KT2 7SG



**Queens Road**  
Kingston Upon Thames KT2 7SG  
**£399,950**

A ground floor two bedroom maisonette offering a private front garden, garage and parking.

A lovely two double bedroom ground floor maisonette ideally situated within a short walk of Richmond Park, Norbiton Station and Kingston Hospital. The property comprises kitchen, two double bedrooms, bathroom, and large reception room with access to a private balcony which leads onto a private South Westerly facing front garden. To the rear of the building, there is a private garage with parking space in front. This property offers a buyer a chance to modernise to their own specification and is offered with a Share of the Freehold and low outgoings, as well as the additional benefit of being sold with no onward chain.

### Situation

Queens Road is situated in this highly sought after North Kingston location within close proximity of Richmond Park. Conveniently positioned for Norbiton station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away, as well as Kingston Hospital. The standard of schooling in the immediate area is excellent within both the private & state sectors.

Furnishing: null  
Local Authority:  
Council Tax Band: