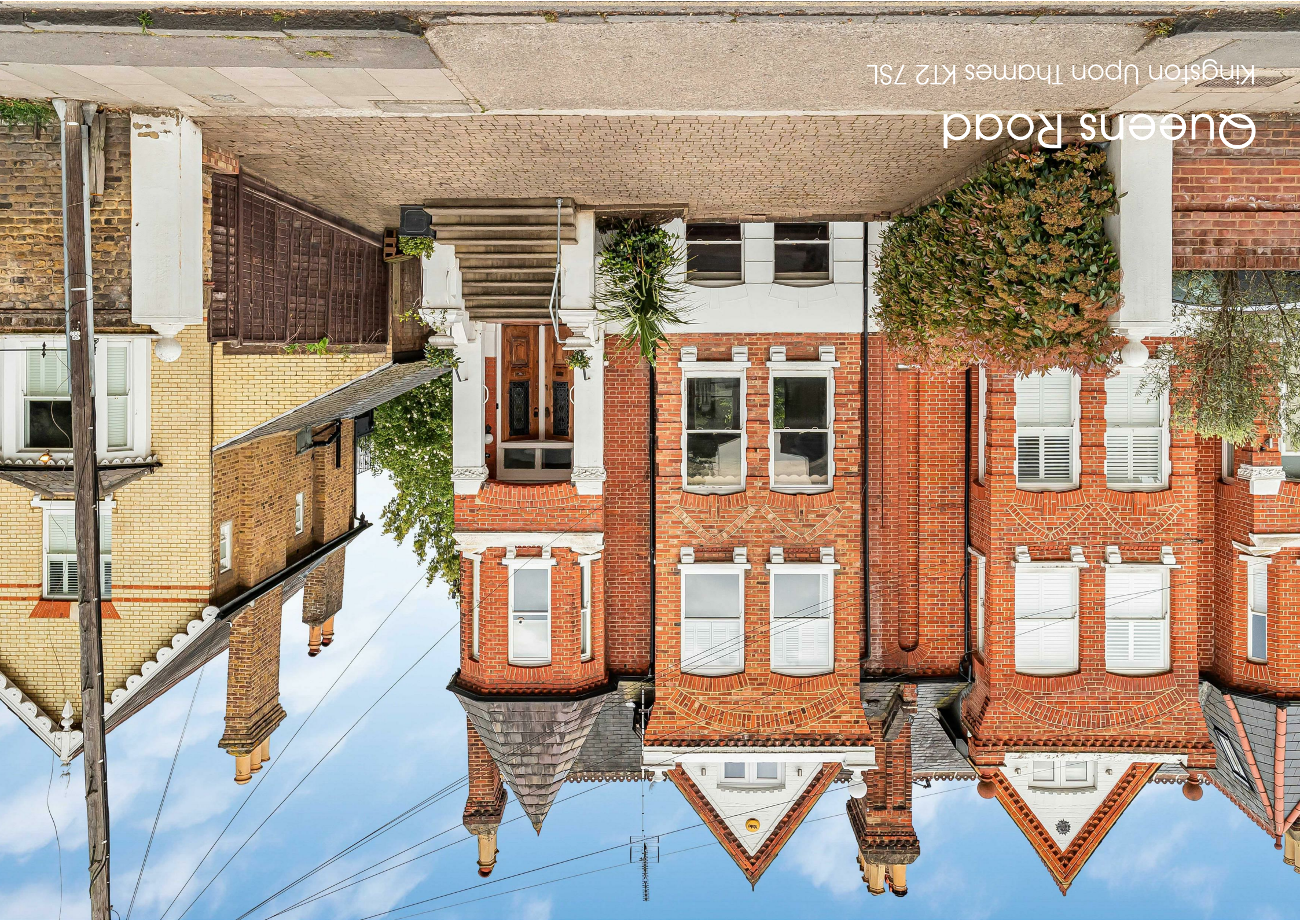

Approximate Gross Internal Area 1452 sq ft - 135 sq m
Lower Ground Floor Area 754 sq ft – 70 sq m
First Floor Area 698 sq ft – 65 sq m

Lower Ground Floor First Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

gibson lane

gibson lane

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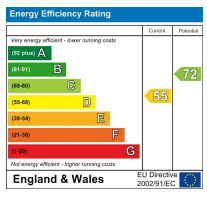
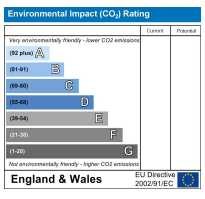
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress





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 | naea | propertymark PROTECTED | arla | propertymark PROTECTED

Guide Price £750,000

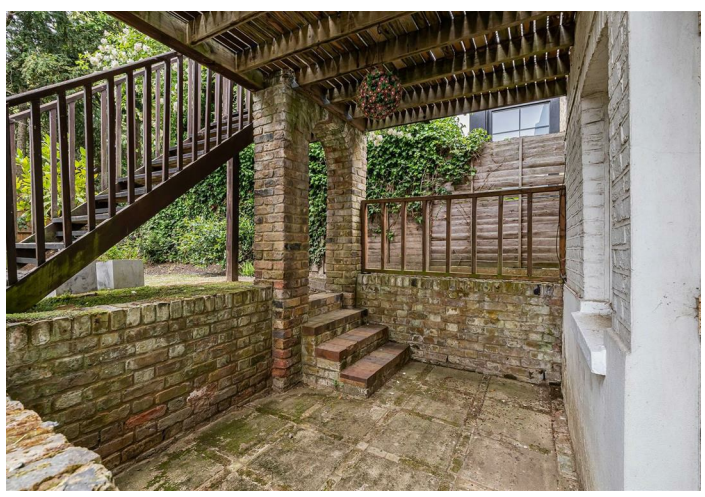
- Split Level Conversion Mansion Flat
- Three Double Bedrooms
- Family Bathroom & separate w.c.
- Moments From Richmond Park
- Share of Freehold
- Off Street Parking
- Shared Private Garden
- EPC Rating - D Council Tax Band - E
- No Service Charge
- CHAIN FREE

Tenure: Leasehold - Share of Freehold

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

Situated on one of North Kingston's most premium roads, Queens Road, within a short distance of Kingston Gate into Richmond Park, is this fantastic split level mansion flat offering spacious accommodation at 1450 sq ft over two floors. Accessed via it's own private entrance, the living space is split over the basement and ground floors and comprises a large entrance hallway, front reception room with square bay window and working original fireplace, rear reception room with a further fireplace currently used as a dining room and fully fitted kitchen. On the lower floor there is a further large landing, three double bedrooms, family bathroom and separate w.c.
Outside there is a private shared rear garden with a balcony. The property also benefits from an allocated parking space at the front of the building.
This lovely home offers significant living space and huge potential to modernise. Combined with unique character features this property must be seen to be truly appreciated.
New lease to 41 Queens Rd to be prepared for buyers and freehold interest (share of freehold) to be passed to leaseholders as part of sale.
This property is being sold CHAIN FREE

Situation

Queens Road is a highly sought after North Kingston address 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 and state sector.