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Energy Efficiency Rating	Environment Impact (CO <sub>2</sub> ) Rating
 Energy Efficiency Rating: A 100% (100)	 Environment Impact (CO <sub>2</sub> ) Rating: A 100% (100)

Certified Property Measurement  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Project Measurement Standards (IPMS2 Residential) © RICScom 2021  
 Produced for Gibson Lane - REF: 689063



Approximate Area = 1003 sq ft / 93 sq m  
 For identification only - Not to scale

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**Kings Road**  
 Kingston Upon Thames KT2 5JH



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Kingston Upon Thames KT2 5JH  
**Asking Price £699,950**

An immaculately presented Victorian semi detached house situated moments from Richmond Park on one of North Kingston's most desired roads.

## Description

An immaculately presented two double bedroom semi detached Victorian house built in the 1870's, situated on this sought after North Kingston road moments from Richmond Park. The property has been fully renovated and extended over recent years to provide a well balanced layout and contemporary finish. The accommodation is in excess of 1000 sq ft arranged over two floors. The ground floor comprises of a bright and airy entrance hall, front reception room, downstairs WC/shower and an impressive 23ft open plan Kitchen/dining/Living room with bifold doors leading out onto an exquisitely landscaped patio garden. On the upper floor there are two double bedrooms, dressing room and stunning modern bathroom. Viewings are highly recommended to appreciate what this delightful home has to offer!!

## Situation

Kings Road is situated in this premier North Kingston location between Richmond Park, Canbury Gardens and the River Thames. The property is convenient for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops and restaurants 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

