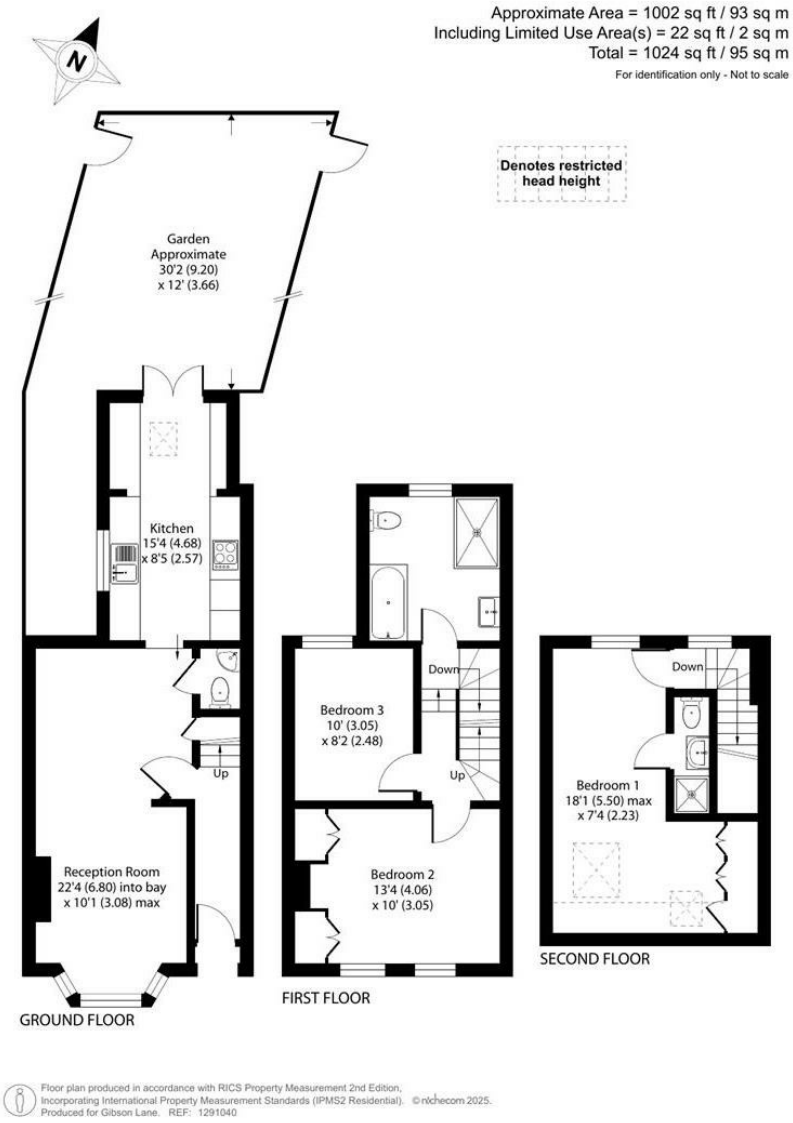


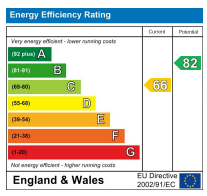
Approximate Area = 1002 sq ft / 93 sq m
Including Limited Use Area(s) = 22 sq ft / 2 sq m
Total = 1024 sq ft / 95 sq m
For identification only - Not to scale

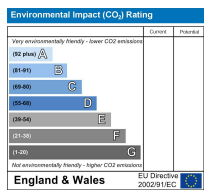
Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Gibson Lane. REF: 1291040

gibson lane

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

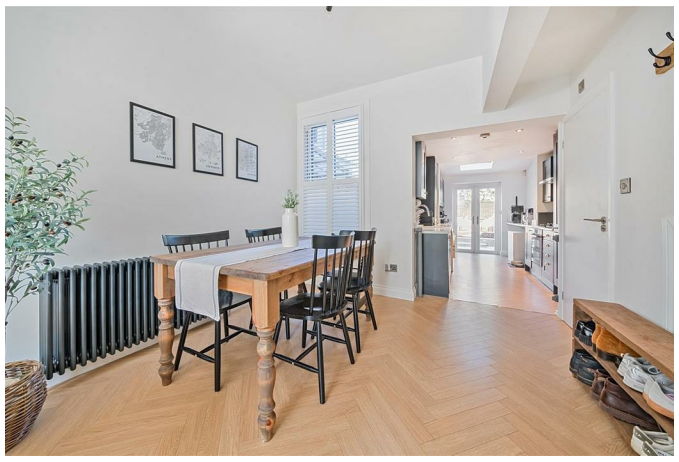




Important Information

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

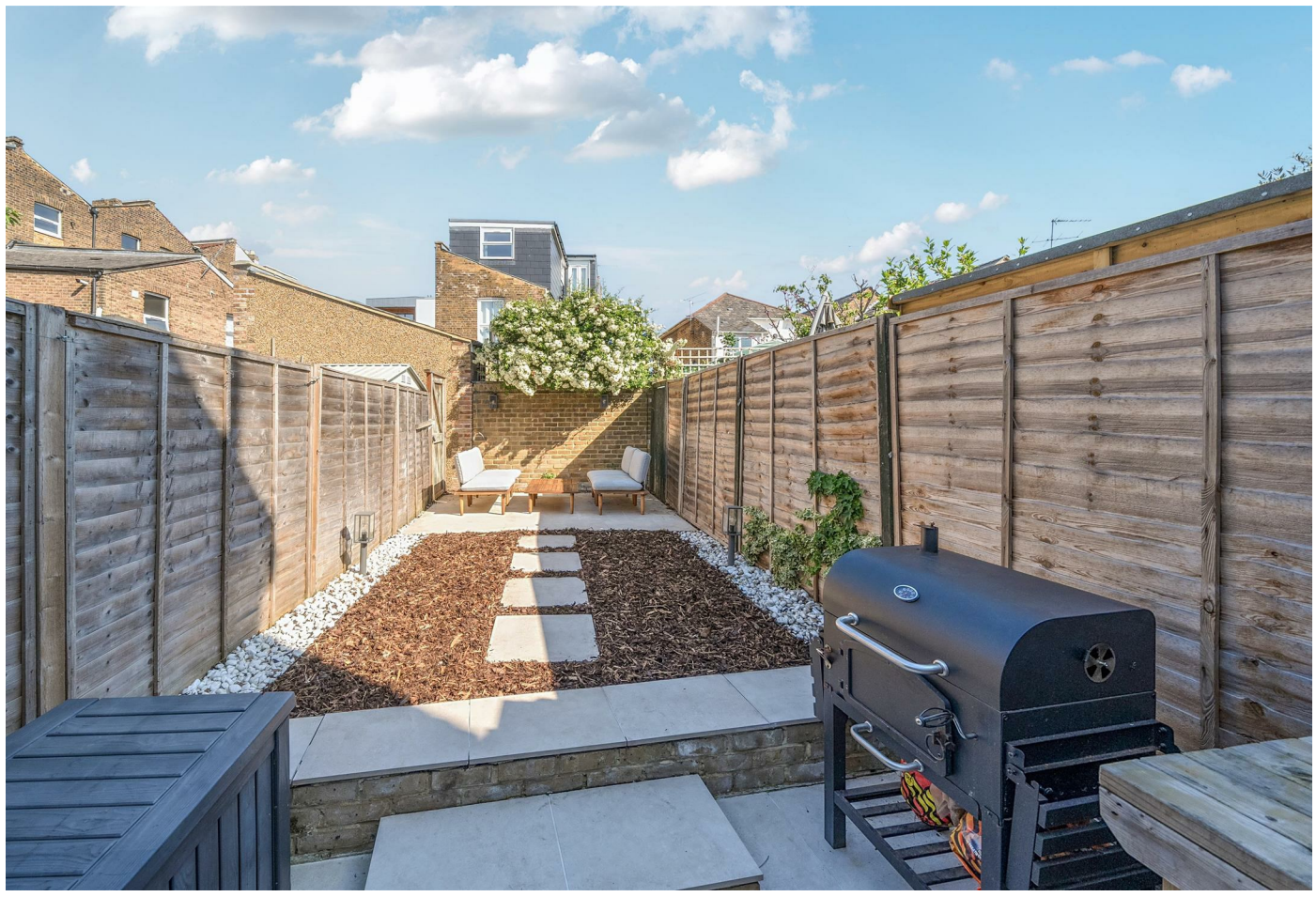
- Mid-terrace Victorian house
- Three bedrooms
- Well-presented throughout
- Low-maintenance private rear garden
- Sought-after North Kingston location
- Close to Richmond Park and the River Thames
- Short walk to Kingston town centre and station
- Excellent school catchment
- Council tax band - D
- EPC rating - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An attractive three-bedroom Victorian mid-terrace house, located on a popular residential street in sought-after North Kingston. Thoughtfully updated over the past three years, the property offers over 1,000 sq ft of well-balanced accommodation.
The ground floor features a bright 22 ft reception room leading onto a modern fitted kitchen with direct access to a low-maintenance private rear garden, as well as a recently added cloakroom/WC. Upstairs, the first floor offers two bedrooms and a stunning family bathroom with both a bath and separate shower. The converted loft provides a generous double bedroom with en-suite shower room and built-in storage.



Situation

Acre Road is a popular residential street, ideally located in the sought-after North Kingston area. The property is just a 3-minute walk from Kingston Station, which offers frequent direct trains to London Waterloo in 30 minutes. It also benefits from easy access to the A3 for routes into central London and towards the M25.
The River Thames and Richmond Park are both within easy reach, while Kingston town centre is close by, offering a wide variety of shops, restaurants, and cafés. The area is also renowned for its excellent schooling, with several highly regarded state and private schools at both primary and secondary level.