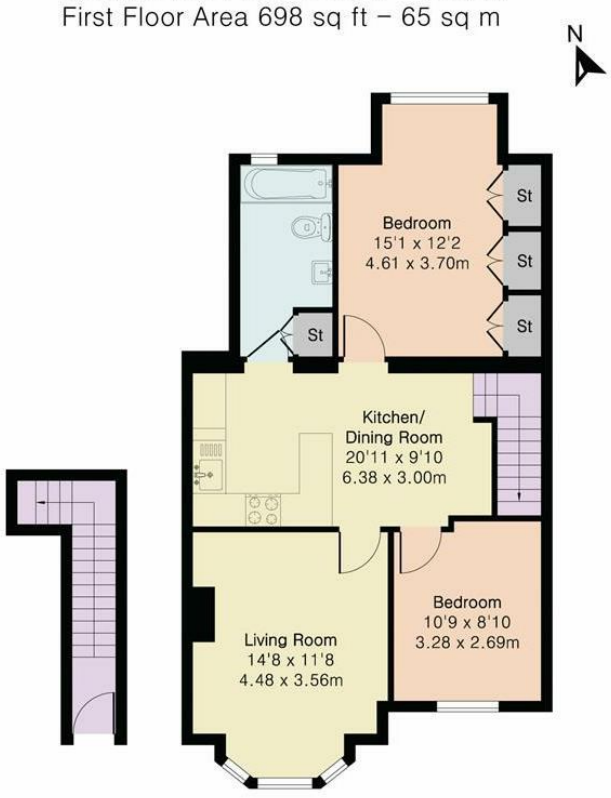
Approximate Gross Internal Area 746 sq ft - 69 sq m
Ground Floor Area 48 sq ft – 4 sq m
First Floor Area 698 sq ft – 65 sq m



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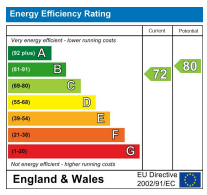

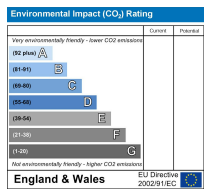

PINK PLAN

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.

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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 £475,000

- Two Double Bedrooms
- Spacious First Floor Flat
- Access to Massive Loft Area with Potential to Convert
- No Service Charge
- Peppercorn Ground Rent
- 150 Years Remain on Lease
- Council Tax Band - C
- EPC Rating - C
- No Chain

* Tenure: Leasehold

* Local Authority: Kingston upon Thames

Description

Located in this popular and quiet location this lovely converted flat is in the heart of Norbiton and within an easy walk to the train station and Norbiton village which has a charming array of shops.
Offering a spacious 746 square feet the property features high ceilings, huge loft space and the natural tones compliment this light and airy two bedroom first floor maisonette.
This well balanced property has been lovingly renovated to a high standard and is full of natural charm. The property compromises, private front entrance, two genuine double bedrooms, family bathroom with utility/storage area, bay fronted reception room, with wooden floor linking into the semi-open plan kitchen/reception.
There is access to a massive loft area that has a huge amount of storage and holds potential to increase the size of the property by extending into the loft with permission from the freeholder, potentially creating a split level three bed maisonette.
This property is being sold with no onward chain.
A viewing is highly recommended to see what this lovey property has to offer.

Situation

Neville Road is a sought after residential street conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. The A3 which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.