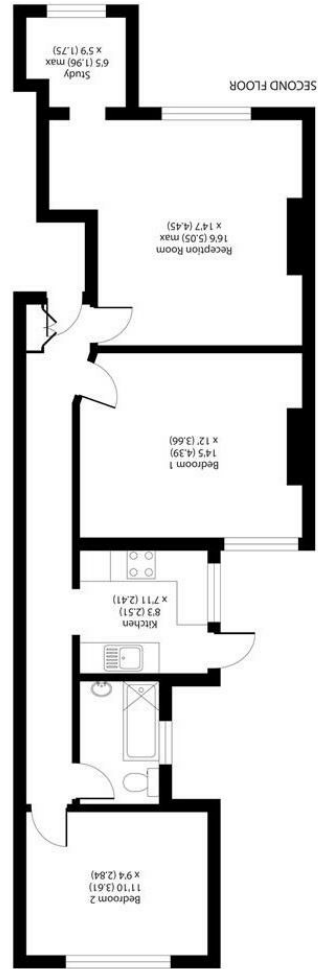
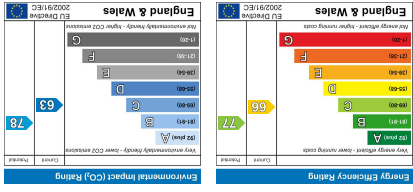


Important Information  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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



APPROX. GROSS INTERNAL FLOOR AREA 784 SQ FT 72.8 SQ METRES

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

gibson lane



Flat 11, Albany Court Richmond Road

Kingston Upon Thames KT2 5DF



## Richmond Road

Kingston Upon Thames KT2 5DF

**£450,000**

An immaculately presented two bedroom apartment situated on this sought after North Kingston Road, moments from the River Thames.

### Description

An immaculately presented purpose built flat in this sought after location in North Kingston, directly opposite 3 Ofsted rated outstanding schools. This impressive second floor apartment offers two double bedrooms, fully fitted kitchen, modern bathroom, large reception room and study. Further benefits include communal gardens, allocated parking space, private garage and a large private coal/storage bunker. The property is also offered with a share of the freehold. The property has been modernized throughout by the current owners to a very high standard and boasts bright, light, expansive accommodation approaching 800 sqft. Viewings are highly recommended to truly appreciate what this fantastic residence has to offer!

### Situation

Richmond Road is ideally situated in the popular North Kingston area. The property is conveniently located within close proximity of Richmond Park and the River Thames and Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.

**Tenure:** Share of Freehold  
**Local Authority:** Kingston Upon Thames

