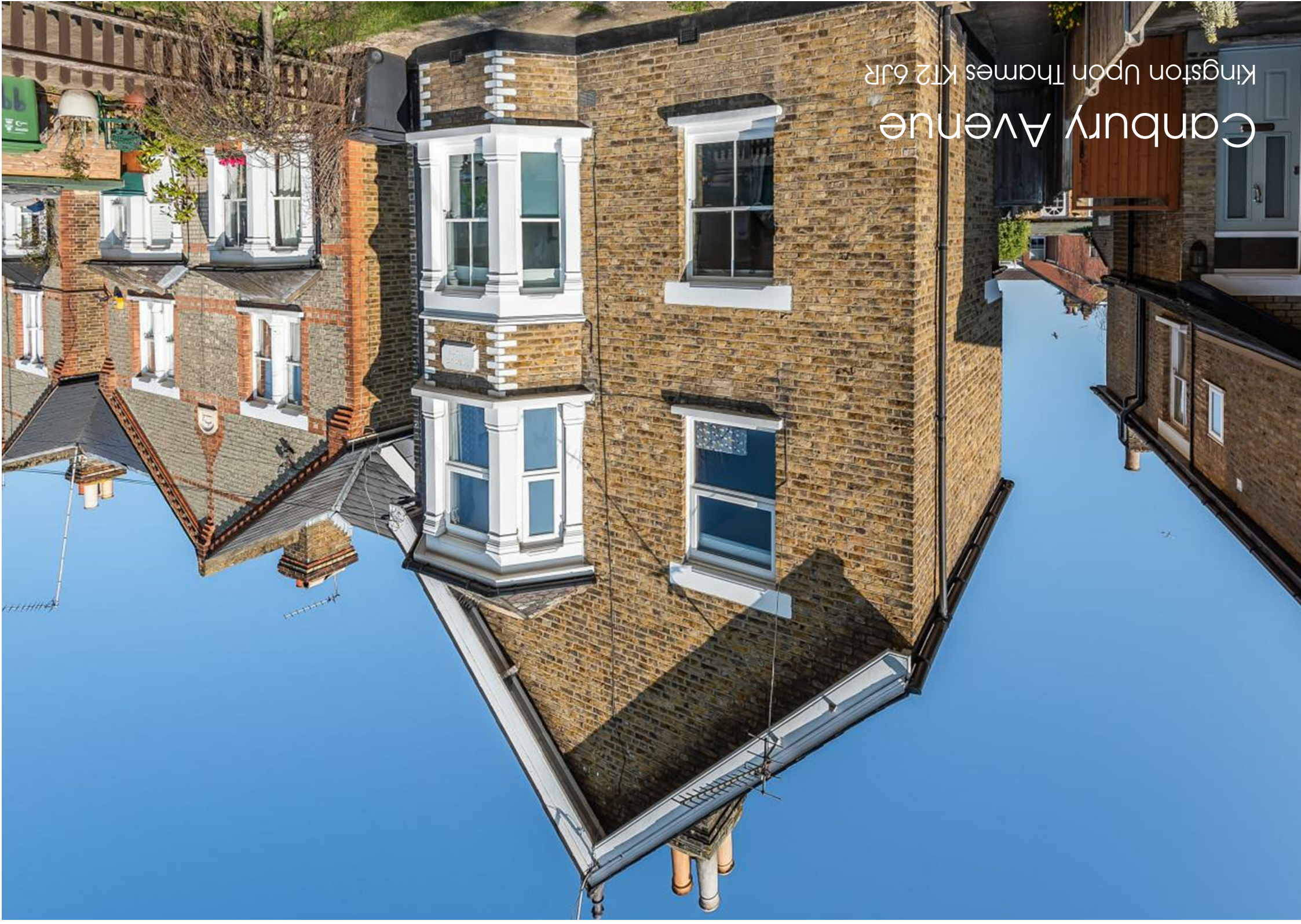
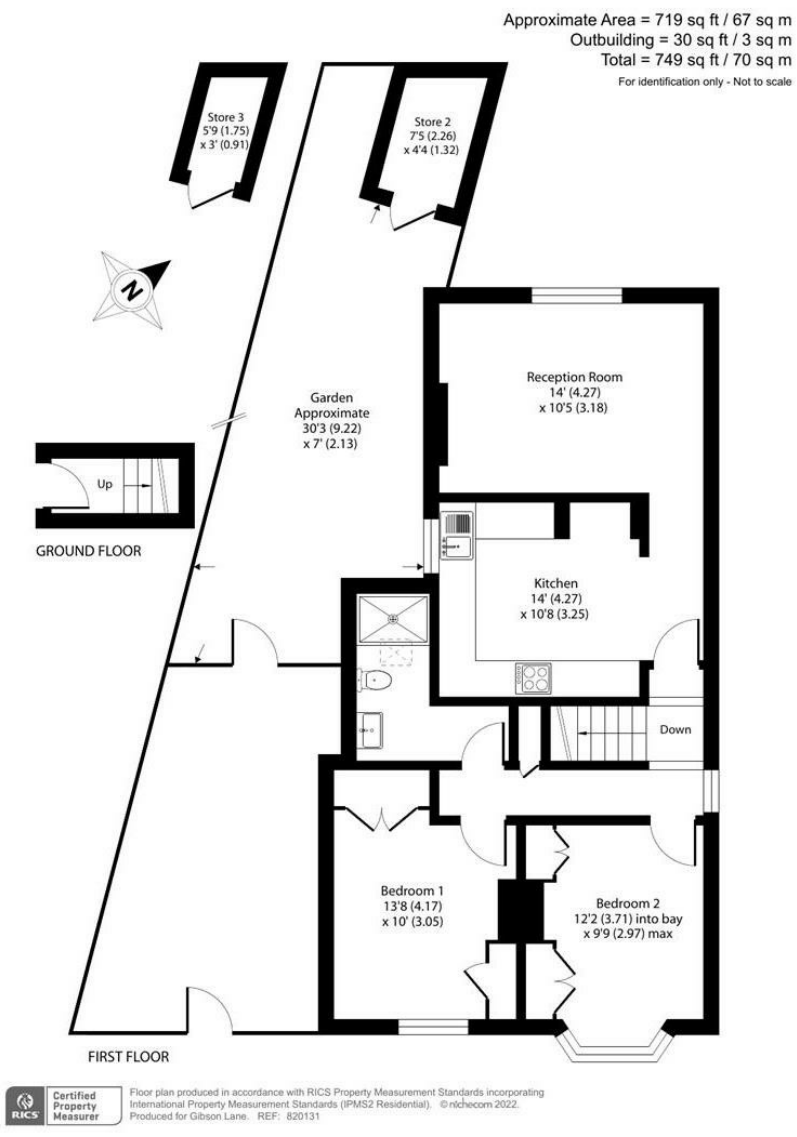


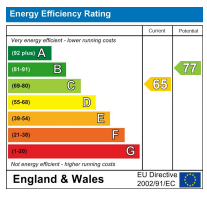
Canbury Avenue

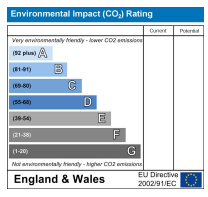
Kingston Upon Thames KT2 6JR



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
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Guide Price £525,000

- Top Floor Conversion Flat
- Shared Rear Garden
- Two Bedrooms
- Share of Freehold
- Sought After North Kingston Road.
- Close to Kingston Train Station
- EPC Rating - D

* Tenure: Share of Freehold

* Local Authority: Kingston Upon Thames

Description

An immaculately presented Victorian top floor conversion flat of a substantial detached residence on Canbury Avenue. The property benefits from a welcoming entrance with wide staircase, lovely tall ceilings and stunning large windows throughout which presents light and airy accommodation; another wonderful feature in particular are the original fireplaces in a few of the rooms that give a stunning central focal point. The property has been completely modernized through out benefiting from a bright modern fully fitted eat in kitchen, two double bedrooms both with fitted wardrobes, reception room and shower room with underfloor heating. This property also benefits from loft access which importantly offers essential storage and a shared rear garden with additional storage areas.

Situation

Canbury Avenue is a particularly sought after residential tree lined road within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for Kingston 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. The standard of schooling in the immediate area is excellent within both the private & state sectors.