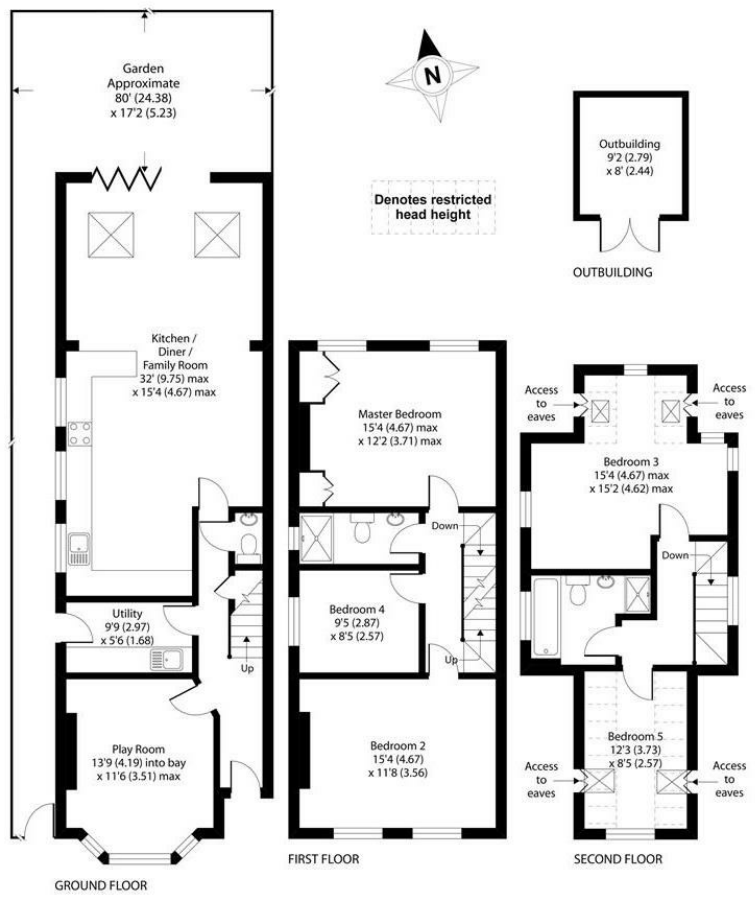
15 Durlston Road

Kingston upon Thames KT2 5RR

Approximate Area = 1759 sq ft / 163.4 sq m
Including Limited Use Area(s) = 91 sq ft / 8.5 sq m
Outbuilding = 73 sq ft / 6.7 sq m
Total = 1832 sq ft / 170.1 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Gibson Lane. REF: 602740

gibson lane

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Kingston upon Thames
Surrey
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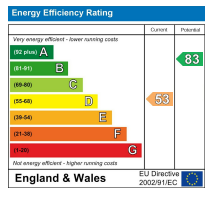

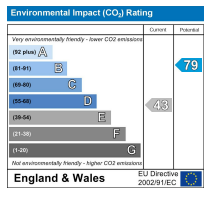

Important Information

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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Durlston Road

Kingston Upon Thames KT2 5RR

Offers In Excess Of £1,250,000

An elegant detached 5 bedroom Victorian residence with generous accommodation approaching 1800sqft, presented to the highest of standards and situated in this sought after North Kingston Road

Description

SIGNIFICANTLY REDUCED IN PRICE TO AFFECT AN IMMEDIATE SALE – VENDOR FOUND
An elegant detached Victorian residence with generous accommodation approaching 1800sqft arranged over three floors. Internally the property is presented to an exceptional standard and offers balanced accommodation throughout, combining a contemporary style of living with the benefits of original Victorian detailing.
The impressive ground floor features a 32' stunning kitchen/dining/family room, fully equipped with high quality appliances, a fitted home visual and audio system and bi- folding doors leading directly to the larger than average 80' rear garden with its sitting/dining area, ideal for al fresco living. On the upper floors there are five bedrooms (four doubles) incorporating a loft conversion which has vaulted ceilings and numerous windows providing panoramic views over neighbouring gardens and towards Richmond Park. The bedrooms are complemented by two recently installed bath/shower rooms with underfloor heating and there is a large eaves area providing ample storage.
THERE IS A COMPREHENSIVE VIRTUAL VIDEO AVAILABLE, PLEASE CONTACT GIBSON LANE FOR MORE DETAILS

Situation

Located in this premier North Kingston road moments from Canbury Gardens and the River Thames, Durlston Road is an extremely sought after address. The property is ideally situated for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops, restaurants & bars 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, The Kingston Academy, Grey Court and Tiffin boys & girls. The area also has an extensive range of leisure facilities.

Tenure: Freehold
Local Authority: Kingston Upon Thames