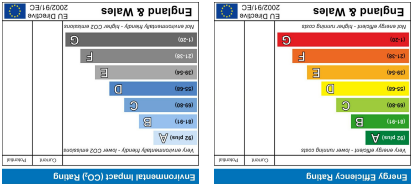


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



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Park Close  
 Kingston Upon Thames KT2 6DW



Guide Price £38,500

\* Tenure: Leasehold

\* Local Authority: Kingston upon Thames

## Description

Securely accessed via wrought iron electric gates with coded key pad is this smart single garage with up and over door fitted with a robust lock. The measurements are as follows; Full length = 17' (5.18m), full width = 7'1" (2.16m), entrance clearance width = 6'10" (1.86m), full height = 8'2" (2.5m) reducing to 7' (2.13m) and height to clear up and over door = 6' (1.82m). The garage is leasehold with a 125 year term granted on 24th June 2005, there is currently 106 years remaining.

NB We understand that the purchaser of the garage will need to pay the landlords solicitor £480 plus VAT (£576 total) for the preparation of the deed of covenant.

## Situation

Dagmar Road is a sought after North Kingston address conveniently positioned between Richmond Park and the River Thames. Ideally situated for both Kingston and Norbiton stations 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.

