

Park Road

Kingston Upon Thames KT2 6DB

Approximate Gross Internal Area 1069 sq ft - 99 sq m
Basement Area 385 sq ft – 36 sq m
Raised Ground Floor Area 263 sq ft – 24 sq m
First Floor Area 263 sq ft – 24 sq m
Second Floor Area 158 sq ft – 15 sq m



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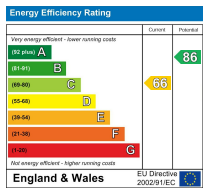
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

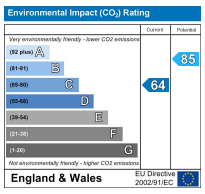
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Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress





PINKPLAN

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 £725,000

- Three Double Bedroom Victorian Home
- Two Comfortable Reception Rooms
- South Westerly Facing Rear Garden
- Close to Richmond Park
- Close to Fantastic Schools
- North Kingston Location
- EPC Rating - D
- Council Tax Band - D
- Accommodation in excess of 1000 sq ft

Tenure: Freehold
Local Authority: Kingston upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

An elegant three-bedroom Victorian townhouse with a private west-facing garden, beautifully presented in a sought-after North Kingston location.

Offering over 1,000sqft of thoughtfully arranged accommodation, this impressive home combines period appeal with contemporary interiors and versatile living space.

The lower ground floor features a stylish open plan fitted kitchen / dining area, with direct access to the private Westerly aspect garden—an inviting setting for summer entertaining. There is also a cosy reception room with study area.

On the ground floor, a generous living room provides an elegant space to relax and offers flexibility as an additional bedroom, complemented by a contemporary bathroom.

The upper floors offer three double bedrooms, including a superb top-floor principal bedroom with a modern en-suite bathroom and built-in wardrobes.

With its desirable setting, beautifully finished interiors and adaptable layout, this is a home best appreciated in person. Arrange a viewing to discover everything it has to offer!



Situation

Park Road is a popular residential street ideally situated in the sought after North Kingston area. The property is within walking distance of Richmond Park and conveniently positioned for the River Thames and both Norbiton and Kingston stations giving direct access into Waterloo. Kingston town centre with its array of shops, restaurants and bars is 1/2 a mile away, the A3 with routes to 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.



