

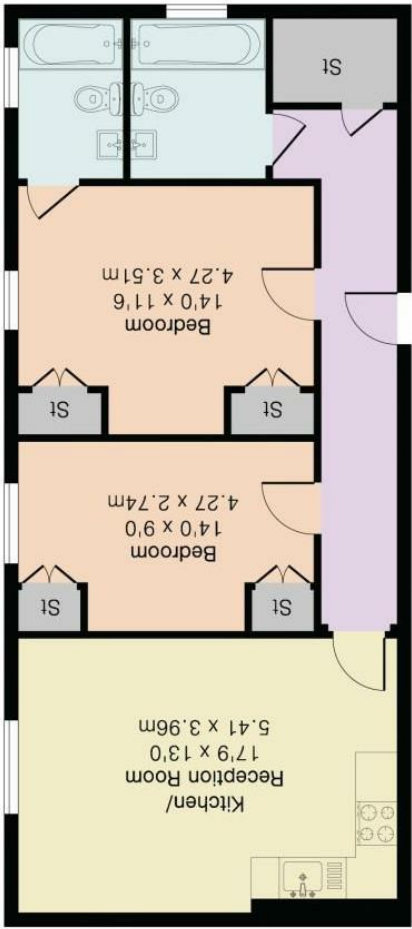


1 The Keep  
Kingston Upon Thames KT2 5UF

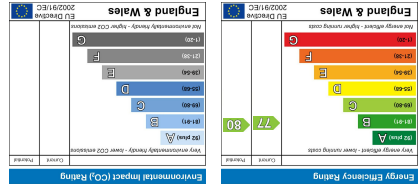
**gibson lane**

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

Approximate Gross Internal Area 765 sq ft - 71 sq m



Ground Floor



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.





## Guide Price £550,000

- Modern Spacious Flat
  - Lovely Open-Plan Modern Kitchen
  - 2 Double Bedrooms
  - 2 Modern Bathrooms
  - Allocated Off-Street Parking
  - Excellent Location Short Walk to Richmond Park
  - Within Excellent Local School Catchment Zone
  - Service Charge - £3000 p.a.
  - Ground Rent - £350 p.a.
  - Lease Remaining - 117 years. EPC rating C
- \* Tenure: Leasehold
- \* Local Authority: Kingston upon Thames

## Description

Gibson Lane proudly present to the market a spacious & modern two double bedroom, two bathroom ground floor apartment which is located in one of North Kingston's most popular locations. The property provides ample living space throughout with an open plan modern kitchen/living room, two good size double bedrooms, two modern bathrooms, double glazed windows and beautiful hardwood flooring throughout. External benefits to this property include an allocated parking space, along with being perfectly located in the heart of North Kingston, which is only a short walk away from Kingston train station and town centre. Moreover, just a short walk away at the top of Kings Road residents enjoy easy access to Richmond Park, which is one of London's largest Royal Deer Parks. Viewing are highly recommended.

## Situation

The Keep is a former military building, designed by Major Siddon of the Royal Engineers and was completed in 1875 and has recently been converted and restored into eight luxury 2 bedroom apartments. It is an elegant grade 2 listed building approximately 1/2 a mile from Richmond Park which is one of London's most desirable Royal Parks.

