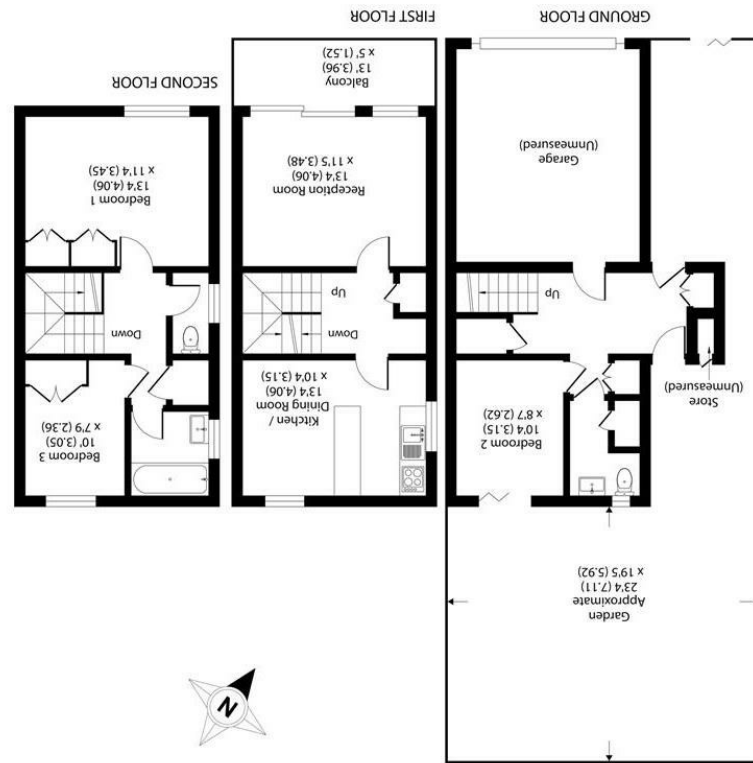


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

England & Wales	
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	C

Floor plan produced in accordance with RICS Property Measurement Standards (RICS Professional Property Measurement Standards) incorporating RICS Property Measurement (RICS Professional Property Measurement) © RICS 2021.

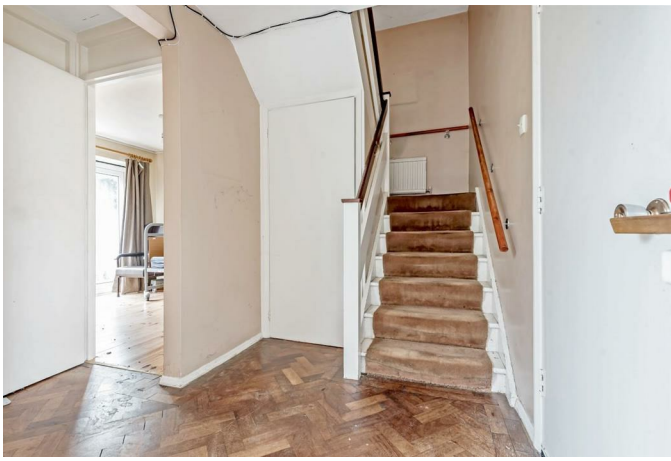


Approximate Area = 1076 sq ft / 100 sq m (excludes garage & store)
 For identification only - Not to scale

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



Lower Ham Road
 Kingston Upon Thames KT2 5AS



Lower Ham Road

Kingston Upon Thames KT2 5AS

Asking Price £725,000

A three bedroom semi detached town house in need of complete modernization situated moments from the River Thames.

Description

A delightful semi-detached three storey townhouse in need of modernization with accommodation approaching 1100 sqft comprising: entrance hall, ground floor bedroom and W.C, reception room with balcony, kitchen diner, two further bedrooms and a bathroom with separate W.C. Outside there is a small southerly aspect garden to the rear of the property and off street parking with a double garage to the front.

Situation

Waterman's close is a small development of town houses off Lower Ham Road which is one of the sought after North Kingston River Roads. Conveniently positioned for Kingston town centre, station and Richmond Park, the property is moments from Canbury Gardens and directly opposite the River Thames. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

Tenure: Freehold
Local Authority:

