



gibson lane

Address: We hold independent records of all addresses with Property Redress or if can be found on our website.

Client Money Protection: We are a member of the Property Client Money Protection (CMLP) Scheme.

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www.gibsonlane.co.uk

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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 guarantee is given on the total square footage of the property within this plan. The figure given is for illustrative guidance only and should not be relied on as a basis of valuation.

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Approximate Gross Internal Area 1318 sq ft - 123 sq m

Ground Floor Area 28 sq ft - 3 sq m

First Floor Area 878 sq ft - 82 sq m

Second Floor Area 412 sq ft - 38 sq m

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Guide Price £695,000

- No Onward Chain
- Victorian Split Level Apartment
- Two Bedrooms + Large Loft Room
- Private Garden
- Stunning 18' Kitchen/Breakfast Room

Tenure: Leasehold

Local Authority: Kingston Upon Thames

- Beautifully Presented Internally
- Impressive 20' Reception Room
- 127 Year Lease
- No Service Charges
- EPC Rating - D

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

Description

A rarely available, charming Victorian split level apartment situated on this extremely sought after road moments from Richmond Park, The River Thames, Kingston Town Centre & Station. This lovely home is full of character and charm with many striking features to include high corniced ceilings, sash windows, cast iron fireplaces, panelled doors and walls. The generous accommodation of 1350 sqft offers; own front door with staircase to first floor, an impressive 20ft front reception room with large bay window, brand new luxurious bathroom and a stunning 18ft open plan kitchen/dining room with direct access to a private garden which measures 22ft by 19ft. There is a spacious double bedroom and single bedroom/home office on the first floor and a staircase to an expansive loft area on the 2nd floor currently used as a third bedroom. This excellent space has access to a substantial storage area in the eaves. Properties of this size and specification in the KT2 postcode are rarely available in this price bracket and therefore internal viewings are highly recommended to fully appreciate what this delightful home has to offer!

Situation

Kings Road is a sought after street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and Kingston station 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. The standard of schooling in the immediate area is excellent within both the private and state sector.

