



Richmond Road
Kingston Upon Thames KT2 5HE



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

Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5DU
T: 020 8247 9444

www.gibsonlane.co.uk

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



Approximate Gross Internal Area 3671 sq ft - 341 sq m
Cellar Area 457 sq ft - 42 sq m
Ground Floor Area 1386 sq ft - 129 sq m
First Floor Area 939 sq ft - 87 sq m
Second Floor Area 889 sq ft - 83 sq m



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.



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.





Guide Price £1,750,000

- Semi Detached Family Home
- Off Street Parking
- Six Bedrooms and four Bathrooms
- Close to Outstanding Schools
- North Kingston Location
- Many Period Features
- Potential for Modernisation
- Accommodation in excess of 3600 sqft
- EPC Rating - E
- Council Tax Band - G

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

Situated on the corner of Latchmere Road and Richmond Road, this splendid Victorian residence offers an impressive 3,671 square feet of living space, perfect for families seeking both comfort and elegance. With six generously sized bedrooms and four well-appointed bath/shower rooms, this home provides ample accommodation for both relaxation and entertaining.

As you enter, you are greeted by a grand entrance hall that showcases the property, with many period features through out this wonderful home, with plenty of fireplaces and ceiling roses reflecting the timeless charm of Victorian architecture. There are two generous reception rooms, an eat in kitchen within a conservatory extension, downstairs bathroom and additional bedroom/Study on the ground floor, there are also stairs leading down to a large cellar where utilities are currently kept.

Externally the property had a delightfully landscaped private rear garden and also boasts the added benefit of off-street parking to the front, a rare find in such a desirable location. For those with a vision for modernisation, you could certainly make this terrific home your own.

This remarkable home combines historical character with the potential for contemporary living, making it an ideal choice for those looking to invest in a property that offers both space and style. With its prime location and generous accommodation, this Victorian house is a true gem waiting to be discovered.



Situation

Richmond Road is a sought after road situated a short distance from the River Thames and within close proximity of the 2,400 acre Richmond Park. This property is ideally positioned between Kingston and Richmond town centres with their extensive range of retail outlets, restaurants and overland and underground stations. The local shops of Ham Parade are just moments away and Ham Common is also close by. The standard of schooling within the immediate area is excellent and includes: Grey Court, Tiffin School for Girls, The Kingston Academy and Fern Hill primary.

