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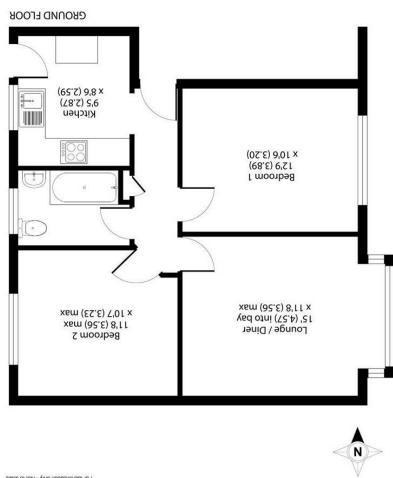




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£2,250 Per Calendar Month

- Ground Floor Modern Flat
- Lovely Bright Spacious Reception Room
- 2 Double Bedrooms
- Modern Fully Fitted Kitchen With Integrated **Appliances**
- Modern Tiled Bathroom With Bath & Shower Council Tax Band C
- Tenure:

- Direct Access To Communal Gardens
- Short Walk To Ham Parade
- Excellent Location For School Catchment Zones
- EPC Rating D
- * Local Authority: Kingston upon Thames

Description

Gibson Lane present to the market this very well presented ground floor flat located in the peaceful setting of Lancaster Close which is a cul-de-sac located just off Lancaster Gardens. This delightful flat boasts a spacious layout with one reception room, two double bedrooms, a modern tiled bathroom with bath & shower and a modern kitchen with direct access to the communal garden. A huge benefit to this property is the location which is hugely desirable due to the close proximity to the excellent local schools providing families with a great opportunity within the school catchment zone. Ham parade is a short walk which offers lovely local cafes, restaurants and shops giving all amenities on the doorstep, with Kingston town centre & train station just a quick bus ride away.



Situation

Lancaster Close is a quiet residential cul-de-sac located just off Lancaster Gardens. Lancaster Gardens is a particularly sought after road ideally situated in the popular North Kingston area. The property is conveniently positioned for both Kingston and Richmond stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston and Richmond town centres with their array of shops and restaurants are a short distance away and the River Thames and Richmond park are both near by. The standard of schooling in the immediate area is excellent within both the private and state sector.



