

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   | England & Wales   |
|---|---|
| <p>87</p> <p>86</p> <p>85</p> <p>84</p> <p>83</p> <p>82</p> <p>81</p> | <p>88</p> <p>87</p> <p>86</p> <p>85</p> <p>84</p> <p>83</p> <p>82</p> <p>81</p> |

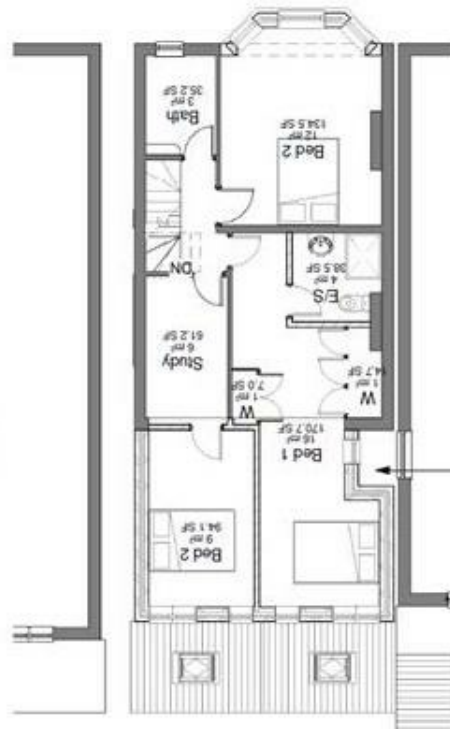
12 Proposed Second 1 : 100

2 Proposed First 1 : 100

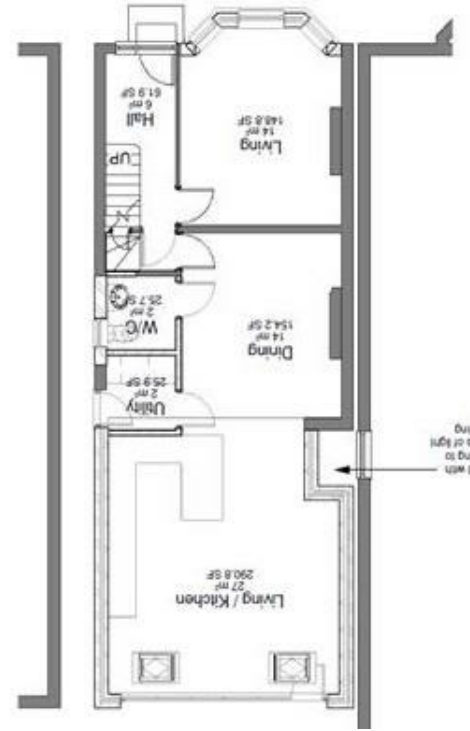
1 Proposed Ground 1 : 100



New lights with reflective lining to maintain loss of light to neighbouring property.



New lights with reflective lining to maintain loss of light to neighbouring property.



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**gibson lane**



St. Albans Road  
 Kingston Upon Thames KT2 5HH



## St. Albans Road

Kingston Upon Thames KT2 5HH

Asking Price £975,000

An 1920's built detached residence with huge potential to create a stunning family home located in this premier North Kingston road and uniquely benefiting from off street parking and a large 60' westerly aspect rear garden.

### Description

PLANNING PERMISSION IS CURRENTLY PENDING.....

To significantly transform the existing property into a terrific detached 5 Bedroom 3 Bathroom family home offering generous accommodation in excess of 1800 sqft. The computer generated images and floorplan shown reflect the design and alterations that have been submitted to the council. If the planning application is successful and the work is carried out to the specification, 968 sqft of additional accommodation would be added to the existing footprint making a total of 1830 sqft, arranged as follows:  
**GROUND FLOOR** 721 sqft providing - 2 reception rooms, cloakroom, utility and a fabulous kitchen/diner/family room being an incredible 290sqft.  
**FIRST FLOOR** 624 sqft providing - a stunning master bedroom with en-suite and walk in wardrobe, 2 further bedrooms, family bathroom and study.  
**SECOND FLOOR** 485 sqft providing - large landing with storage cupboard, guest bedroom with en-suite and further double bedroom.  
 Externally the property would still retain off street parking for 1 car and a 41ft rear garden (taking into account the loss of garden with the 6m ground floor extension) The house is being marketed at an asking price of £975,000, we anticipate the cost to complete the specified works will be between £200,000 - £250,000 and this would increase the final value of the property to between £1,350,000 and £1,400,000. Properties of this style in this highly sought after road are rarely available and therefore consideration of this project is recommended at your earliest convenience to avoid disappointment. For further information on this exciting prospect please Gibson Lane.

### Situation

Located in this premier North Kingston road ideally situated between Richmond Park with its hundreds of acres of delightful parkland and Canbury Gardens with the River Thames, St Albans Road is an extremely sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo, it is also easily accessible to the A3 serving London and the M25. Kingston Town Centre with its array of shops, restaurants and bars is a short distance away. Richmond, which also offers a good selection of shops, restaurants and has a tube station can be easily accessed within half an hour by bus. The standard of schooling in the area is excellent in state and private sectors, including Latchmere, St Agatha's and Fern Hill primaries, Kingston Academy, Grey Court, Kingston Grammar, Tiffin Boys & Girls and the German School. The area also has an extensive range of sports and leisure facilities.

**Tenure:** Freehold  
**Local Authority:** Kingston Upon Thames

