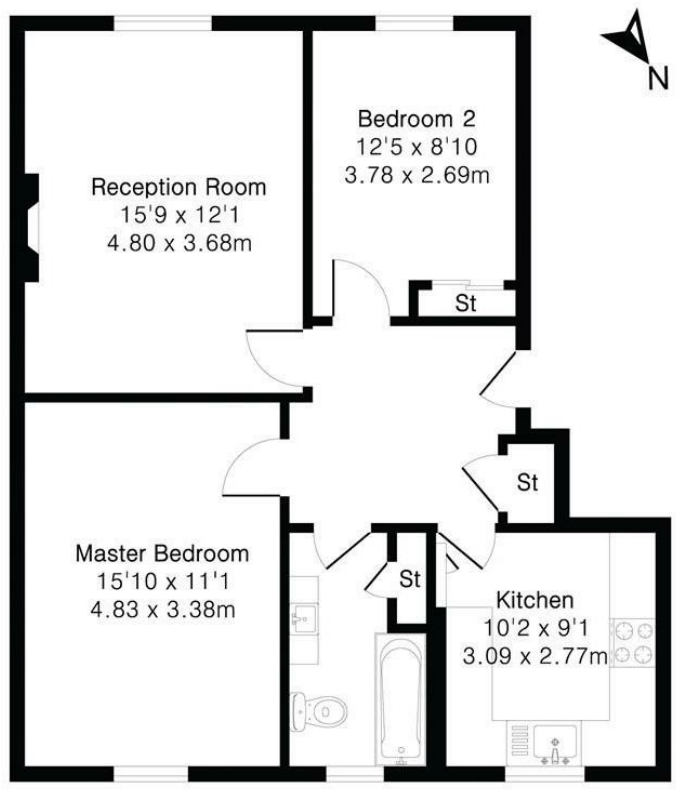
# Birkenhead Avenue

Kingston Upon Thames KT2 6RT



**Approximate Gross Internal Area 751 sq ft - 70 sq m**




First Floor


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**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 5QU
T: 020 8247 9444

www.albsonlane.co.uk

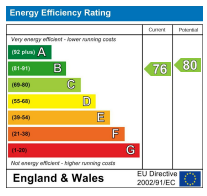

**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

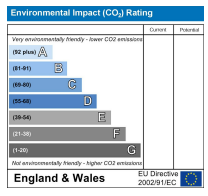
**Redress:** We hold independent redress with Property Redress

PINKPLAN


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.


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**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.

The Property Ombudsman
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# Guide Price £385,000

- Two Double Bedrooms
- Accommodation in excess of 700sqft
- Communal Gardens
- Off Street Parking Spaces
- EPC Rating - C
- Service Charge £3928.00 p.a. (includes water)
- 900+ Years on Lease
- Council Tax Banding - C
- CHAIN FREE

Tenure: Leasehold
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

A spacious first floor two double bedroom apartment with accommodation in excess of 700 sq ft situated on the quiet Birkenhead Avenue.
The property has been recently decorated and comprises of a larger than average living room measuring an impressive 15ft by 12ft with feature fireplace, two large double bedrooms, modern fully fitted kitchen and a lovely bathroom.
There is also the added bonus of two parking spaces, stunning communal gardens and water bills are included in the service charge.
This property is being sold CHAIN FREE.
Viewings are highly recommended to see what this fantastic property has to offer!



## Situation

Norbiton Hall is conveniently positioned for 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 sectors.

