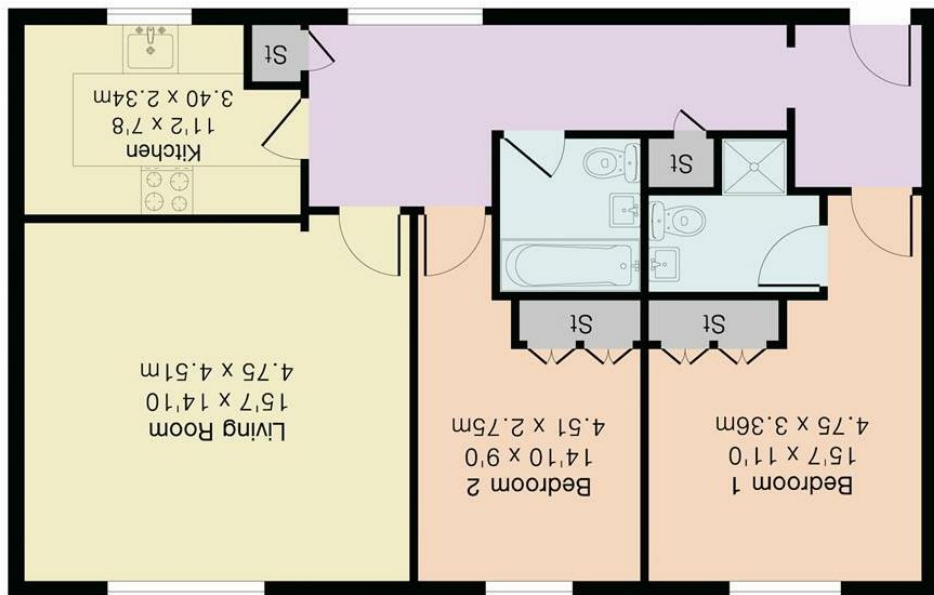




Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.



gibson lane



**Approximate Gross Internal Area 814 sq ft - 76 sq m**

34 Richmond Road  
Kingston upon Thames  
Surrey  
KT12 5ED  
www.gibsonlane.co.uk  
Tel: 020 8546 5444







## Guide Price £625,000

- Sold with No Onward Chain
  - Two Generous Bedrooms
  - Master Bedroom with En-Suite Bathroom
  - Allocated Parking for Two Cars
  - Spacious Accommodation in Excess of 800sqft
  - Prime Riverside Location
  - Easy Access into Kingston Town Centre
  - Close to Kingston Station
  - EPC Rating - C
  - Council Tax Banding - E
- \* Tenure: Leasehold
- \* Local Authority: Kingston upon Thames

## Description

This spacious flat offers an exceptional opportunity for those seeking a comfortable and convenient lifestyle in Kingston Upon Thames. Just moments from the picturesque River Thames, this property is perfectly situated to enjoy the scenic beauty and vibrant atmosphere of the area.

Boasting generous accommodation that exceeds 800 square feet, this well-presented apartment features two spacious bedrooms, one of which benefits from an en-suite bathroom, a lovely living room, kitchen and a family bathroom. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming environment.

Additionally, the property includes the advantage of allocated off-street parking for two cars, a valuable asset in this sought-after location. With no onward chain, this flat is ready for you to move in and make it your own without delay.

This apartment offers a perfect blend of comfort and accessibility. Do not miss the chance to view this delightful property in a prime location.

## Situation

May Bate Avenue is a popular residential development and is one of the more sought after riverside locations in North Kingston. Dee House is conveniently positioned for Canbury Gardens and the River Thames with Kingston town centre, station and Richmond Park a short distance away. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

