



**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.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 Energy Efficiency Rating: A 81	 Environmental Impact (CO <sub>2</sub> ) Rating: 77



APPROX. GROSS INTERNAL FLOOR AREA 1211 SQ FT 112.5 SQ METRES (INCLUDES RESTRICTED HEAD HEIGHT)

**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

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## Asking Price £795,000

- End of Terrace House
- Two Double Bedrooms
- Beautifully Presented Internally
- South Facing Garden
- Moments From Richmond Park
- Many Period Features
- EPC Rating -

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

An Exquisite Victorian end of terrace house situated on the top section of Kings Road moments from Richmond Park. The property is beautifully presented through out with accommodation in excess of 1200 sq ft, perfectly blending rustic style with Victorian charm. The ground floor consists of two reception rooms with impressive fireplaces including a wood burning stove and an eat in Kitchen/diner with patio doors leading onto a delightfully landscaped south facing rear garden. To the upper floors there are two double bedrooms and family bathroom including original roll top bath and separate shower. The loft has been converted to an unofficial room in the roof space with staircase and Velux window.

### Situation

The top end of Kings Road is a particularly sought after position and forms part of the Liverpool Road Conservation Area of North Kingston. Kingston town centre with its wealth of shops, bars, restaurants is approximately ¾ miles distance and both Kingston and Norbiton Stations are within easy access.

Richmond Park with its many acres of open space is just a few hundred yards and the Thames with its pleasant riverside walks is also close by. Most importantly the property is in the catchment area for some of the towns most highly regarded schools.