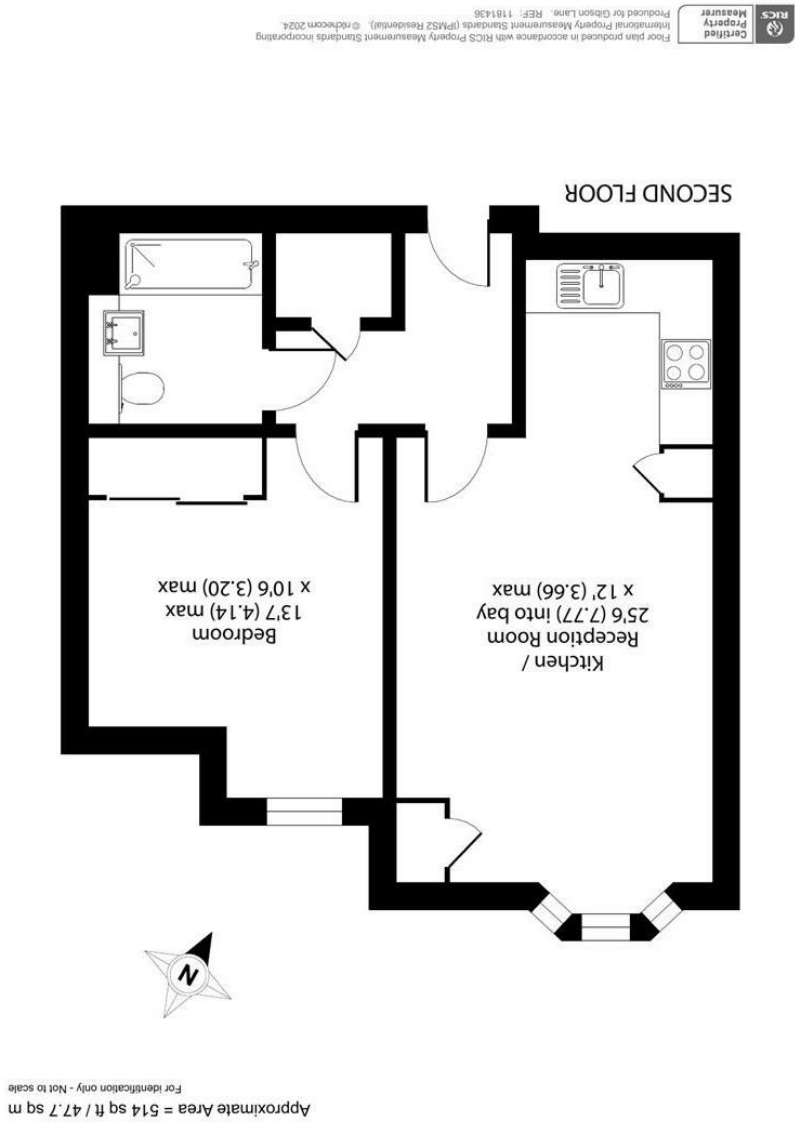


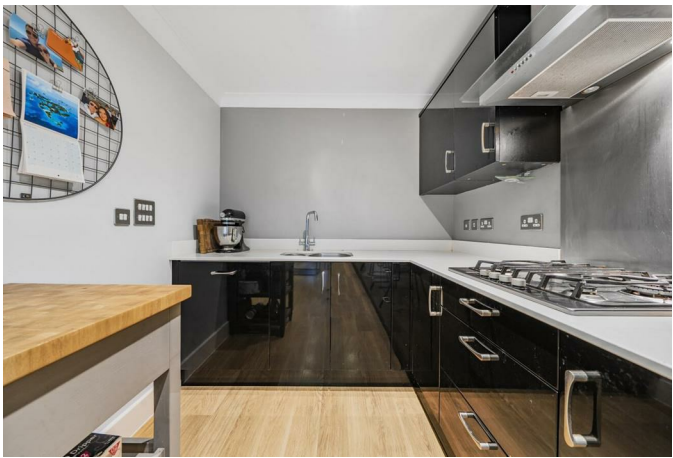
| England & Wales                                |    |
|------------------------------------------------|----|
| EU Energy Rating                               | 81 |
| Energy Efficiency Rating                       | A  |
| Environmental Impact (CO <sub>2</sub> ) Rating | A  |

| England & Wales                                |   |
|------------------------------------------------|---|
| EU Energy Rating                               | C |
| Energy Efficiency Rating                       | B |
| Environmental Impact (CO <sub>2</sub> ) Rating | B |

34 Richmond Road  
Kingston upon Thames  
Surrey  
KT2 5ED  
www.gibsonlane.co.uk  
Tel: 020 8546 5444



42a Albany Park Road  
Kingston Upon Thames KT2 5SY



### Guide Price £365,000

- Second Floor Lift Serviced Apartment
  - Great Riverside Location
  - Secure Underground Parking
  - Well Tended Communal Gardens
  - Fantastic School Catchment Area
  - Service Charge £2,378 p.a.
  - Ground Rent £300 p.a.
  - 982 Years Remain on Lease
  - Council Tax Band - D
  - EPC Rating - B
- \* Tenure: Leasehold                      \* Local Authority: Kingston upon Thames

### Description

Welcome to this charming one-bedroom apartment located on the picturesque and popular Albany Park Road, Kingston Upon Thames.

Situated on the second floor and serviced by a lift, this flat offers convenience and ease of access. The secure allocated parking space ensures that you never have to worry about finding a spot for your vehicle.

One of the standout features of this property is its fantastic location, ideal for leisurely riverside or park walks and enjoying the beauty of the surroundings. Additionally, the well-tended communal gardens provide a tranquil setting where you can unwind and soak in the peaceful atmosphere.

The apartment benefits from catchment area to The Kingston Academy and Fern Hill and is a short walk to Kingston town centre, Canbury Park and Richmond Park.

Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the charm of living in Kingston Upon Thames firsthand.

### Situation

Located in this premier North Kingston road just moments from the River Thames and Canbury Gardens, Albany Park Road is a highly sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo and is easily accessible to the A3 serving London and the M25. Richmond Park with its thousands of acres of delightful parkland is close by and Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the area is excellent and there is also an extensive range of sports and leisure facilities.

