



Windsor Road
Kingston Upon Thames KT2 5EY



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 5DU
T: 020 8247 9444
www.gibsonlane.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



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.



Approximate Gross Internal Area 1101 sq ft - 102 sq m
Ground Floor Area 596 sq ft - 55 sq m
First Floor Area 298 sq ft - 28 sq m
Second Floor Area 207 sq ft - 19 sq m

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.





Guide Price £1,000,000

- Stunning Victorian Semi-Detached Home, expertly renovated by award winning Granit Architects
- Exceptional luxury design & high-end finish throughout
- Three Double Bedrooms
- Immaculately Landscaped Private Rear Garden
- Open Plan Kitchen/dining/living Room

- Two Exquisitely Designed Contemporary Bathrooms
- Secondary River Road
- North Kingston Location
- Moment from The River Thames
- EPC Rating - D

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

This exquisite Victorian semi-detached house offers an exceptional standard of living throughout. Each floor has been thoughtfully designed to the highest of specifications, maximising space and light. Situated on an extremely sought after secondary river road in North Kingston, this amazing home provides wonderful accommodation perfect for modern living.

The ground floor provides a front reception room which retains its generous Victorian proportions and character, with bay window and original feature fireplace. The real heart of the home, a magnificent open plan kitchen/ dining/ living room, featuring polished concrete floors complete with underfloor heating, top of the range Siemens appliances, instant boiling water tap, log burning fire place by Contura, Crittall doors, exposed brick wall and excellent glass windows and roof allowing an abundance of natural light. This amazing impressive space creates a seamless flow for entertaining and everyday living.

The first floor contains two excellent double bedrooms, both complete with built in wardrobes, bespoke shutters and a luxurious bathroom with a rainfall shower. The top floor is dedicated to the principle suite, a wonderful double bedroom with built in wardrobes and top of the range finishes, plus a magnificent bathroom with separate roll top bath and rainfall shower.

Externally, there is an immaculately landscaped private rear garden with integrated lighting, a tranquil oasis ideal for relaxation or hosting gatherings with friends and family. To the front there is additional bespoke storage for bikes and bins.

This lavish home is a true gem, with this secondary river road location providing a peaceful atmosphere, moments from the River Thames while still being very conveniently placed for local amenities, schools and transport links. Combining modern elegance with practical living spaces, makes this house a must-see for anyone looking to purchase in this desirable area.

Situation

Windsor Road is one of the sought after North Kingston secondary river roads. The property 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.

