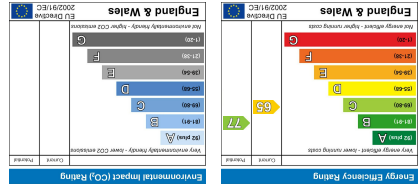
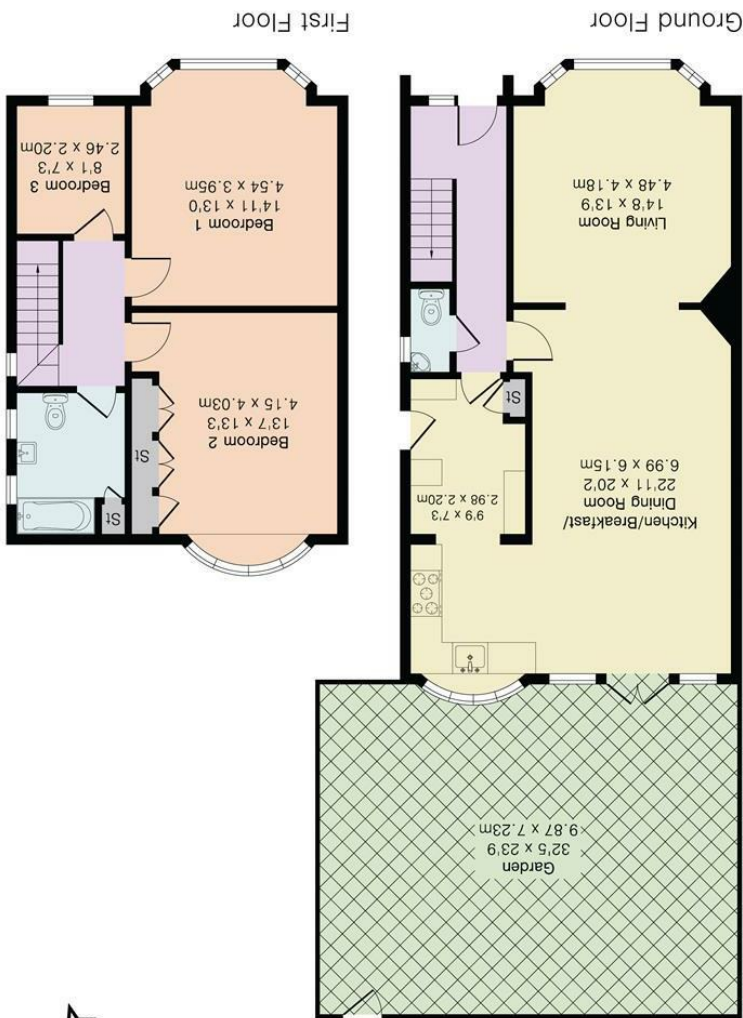




Liverpool Road
Kingston Upon Thames KT2 7SX

Approximate Gross Internal Area 1332 sq ft - 124 sq m
Ground Floor Area 753 sq ft - 70 sq m
First Floor Area 579 sq ft - 54 sq m

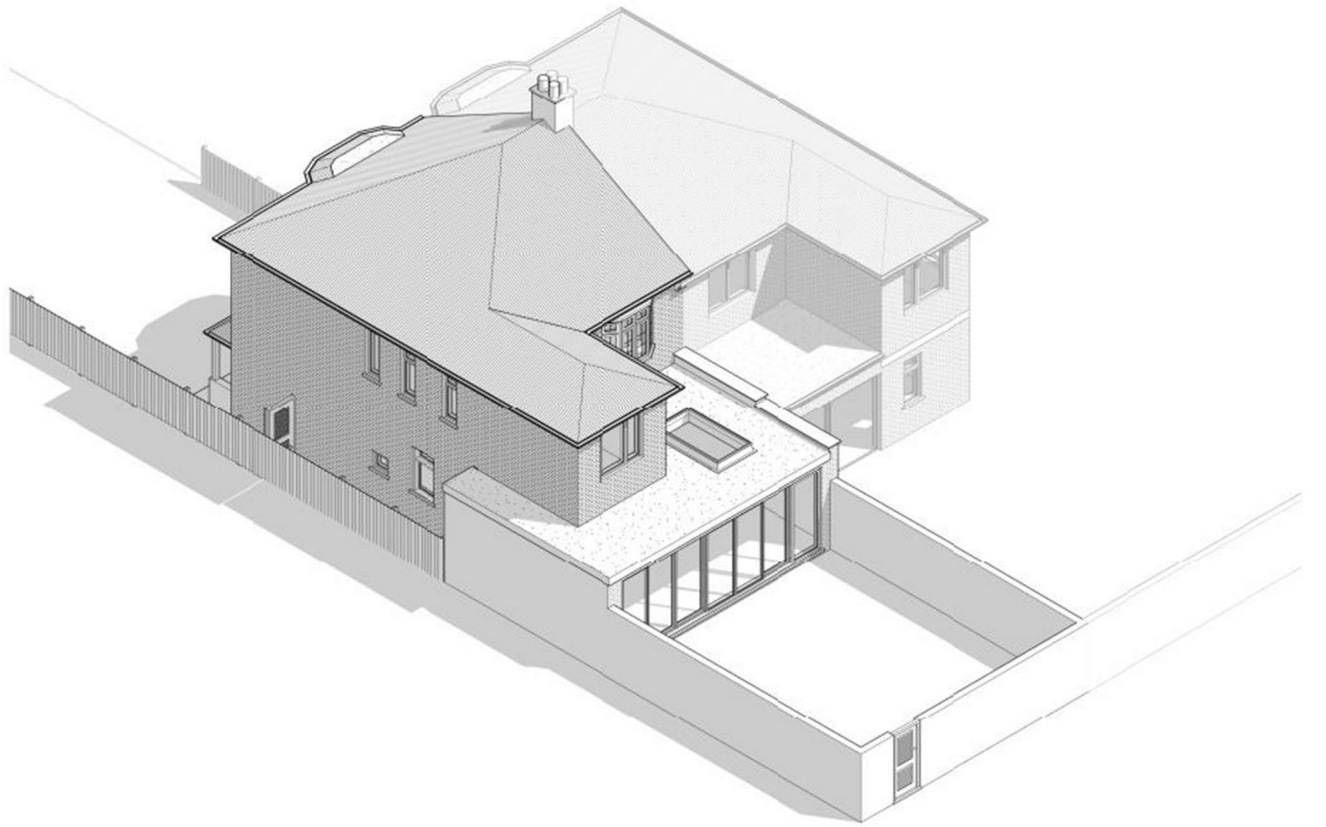


www.albisonlane.co.uk
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5DU
T: 020 8247 9444
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.
Redress: We hold independent redress with Property Redress

albison lane

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.





**PLANNING PERMISSION GRANTED
VIEW FROM REAR**

Guide Price £800,000

- No Onward Chain
- Garage & Off Street Parking For 2 Cars
- Planning Permission Granted
- Modernisation & Development Required
- 250 Yards From Richmond Park

- Premier North Kingston Address
- Tremendous Potential
- Popular Conservation Area
- Council Tax Band E
- 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 attractive semi-detached family home is in one of North Kingston's premier roads, situated just 250 yards from Kingston Gate of Richmond Park and is being sold with the benefits of no onward chain, off street parking for 2 cars and a garage.

Internally the property has extensive cracking to many of the walls and therefore a modernisation & development programme is required, however there is the distinct benefit of granted planning permission for the erection of single storey rear extension and first floor side extension (council Ref 21/01527/FUL), naturally the undertaking of this work by the new purchaser would include strengthening/supporting the building with new foundations. With the work completed an additional 258 square feet would be added to make a total square footage of 1590 and therefore creating a terrific family home which would provide 3/4 bedrooms and a stunning ground floor layout to include an impressive kitchen/diner/family room with direct access to the garden.

If the work was finished to a high standard, we believe the value would be in the region of £1,300,000 in today's market. Given the amount of work required to modernise and develop the home, we would suggest that this is only a viable proposition for buyers with a minimum of a 50% deposit.

Full details of the architects' drawings, plans and images are available upon request. In summary, this a tremendous opportunity for a buyer wanting to create a family home that meets your own specifications and enjoy living on the doorstep of Richmond Park - viewings are highly recommended - no onward chain.

Situation

Liverpool Road is a premier address and forms part of the Liverpool Road Conservation Area of North Kingston. Kingston town centre with its wealth of shops, bars and restaurants is approximately ¾ miles away and both Kingston and Norbiton Stations are within easy access. Just 250 yards away is the largest of London's eight Royal Parks - Richmond Park, a huge 2,500-acre park, originally created as a deer park by Charles I in the 17th Century, it is today a designated European Special Area of Conservation and protected for its ancient trees and rare wildlife. Supporting a wide range of species from fungi to birds to deer, the park is over 2 miles wide and acts as the life-giving lungs of London. Pull on your walking shoes, cycle the 7.5-mile-Tamsin Trail or try your hand at one of the park's range of activities for a breath of fresh air. The River 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.

