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The Property Ombudsman

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

EU Standard	
A	92-100
B	81-91
C	69-80
D	55-68
E	45-54
F	35-44
G	21-34
74	1-20

Environmental Impact (CO₂) Rating

EU Standard	
A	10-35
B	36-47
C	48-55
D	56-62
E	63-69
F	70-75
G	76-85

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.

Approximate Gross Internal Area 717 sq ft - 67 sq m

Ground Floor Area 601 sq ft - 56 sq m

Mezzanine Area 116 sq ft - 11 sq m

Ground Floor

Mezzanine

18'1" x 12'7"

5.52 x 3.84m

Kitchen/Living Room

12'1" x 8'10"

3.68 x 2.69m

Bedroom

11'0" x 8'11"

3.35 x 2.71m

Bedroom

12'8" x 9'2"

3.85 x 2.80m

Mezzanine

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

19a Victoria Road
Kingston upon Thames KT1 3DW



Guide Price £525,000

- Two Double Bedrooms, One Ensuite
- Two Shower Rooms
- Spacious Open Plan
- Recently Revovated
- Solid Wood Floors

- Mezanine Area
- High Ceilings
- Allocated Parking Space
- Share of Freehold
- Council Tax Band - C

* Tenure: Share of Freehold

* Local Authority: Kingston upon Thames

Description

An exceptional two bedroom apartment revovated to an extremely high standard offering in excess of 700 sq ft of spaciousness. Situated in a converted Victorian Chapel within close proximity to Norbiton Station and Kingston Town Centre. This superb property benefits from versatile accommodation including a stylish, open plan kitchen, living area with wood floors, mezzanine level ideal for a home office / study, two bedrooms, and two luxurious shower rooms, one of which is en-suite. The property further benefits from wood floors throughout, high ceilings and allocated of street parking.

Situation

Victoria Road is conveniently situated for Norbiton station and Kingston town centre with its extensive range of shops, bars and restaurants and overground station with a direct service into Waterloo. Fairfield Park offering its many acres of open space is nearby and the area is well served by local buses.

