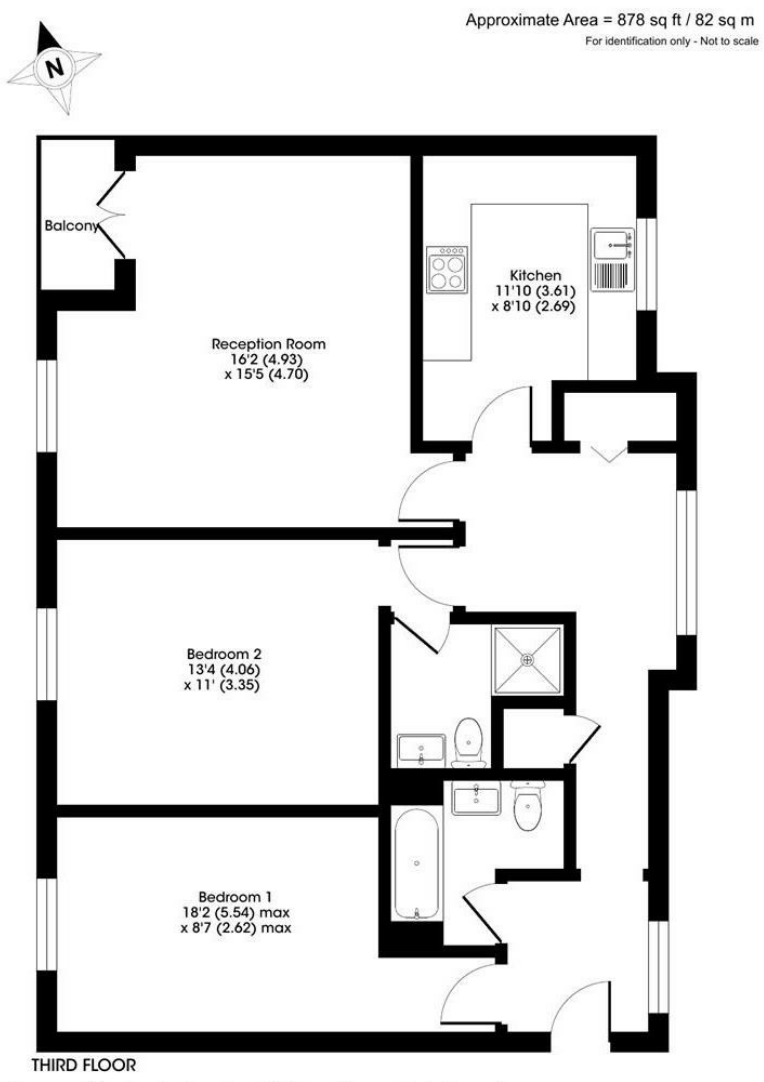
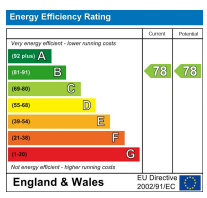
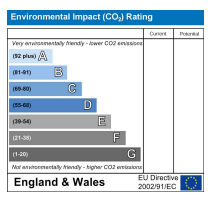



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 844815

gibson lane

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




**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.

The Property Ombudsman
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## Guide Price £675,000

- Third Floor Apartment
- Gated Riverside Development
- Moments from Kingston Town Centre
- Views over Canbury Gardens
- Two Allocated Parking Spaces
- EPC Rating C
- Council Tax Band E
- Lease - 100 Years Remaining
- Service Charges - £1000 PA
- Ground Rent - £150 PA

* Tenure: Leasehold - Share of Freehold upon Thames

* Local Authority: Kingston

## Description

A stunning spacious and very well presented third floor two double bedroom, two bathroom apartment set within this gated riverside development close to Kingston mainline station and the shops and restaurants of the area. Large reception room with balcony. modern fitted kitchen, two double bedrooms, one with en-suite shower room and a family bathroom. Added bonus of off street parking for two cars.

## Situation

May Bate Avenue is a popular residential development and is one of the more sought after riverside locations in North Kingston. Derwent House is conveniently positioned for Canbury Gardens and the River Thames with Kingston town centre, station and Richmond Park a short distance away. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.