Approximate Area = 886 sq ft / 82.3 sq m (excludes store)
For identification only - Not to scale

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
Produced for Gibson Lane. REF: 953843

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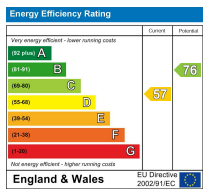


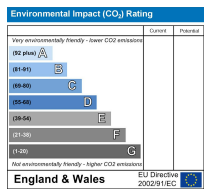


## Important Information

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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## Asking Price £325,000

- 3 converted to 4 Bedrooms
- Split Level Flat
- North Kingston
- Balcony
- Close to Kingston Train Station

- EPC Rating D
- Service Charge £1233 p.a.
- Ground Rent £5 p.a.
- Council Tax Band C
- Investment Opportunity

* Tenure: Leasehold

* Local Authority: Kingston upon Thames

## Description

FANTASTIC INVESTMENT OPPORTUNITY
An extremely spacious three bedroom converted to 4 bedroom split level maisonette in a prime North Kingston location. Offering over 880 sq ft of accommodation split over two floors, the internal layout comprises reception room, modern kitchen, bathroom and three spacious bedrooms. Outside there is a brick built secure storage unit which can house up to three bikes. The location is ideal for Kingston town centre and station, outstanding local schools and Richmond Park and the River Thames. Great views over the park from the rear balcony and church views from front. Fantastic opportunity for an investor looking to expand their portfolio. Currently yielding circa 8.5% gross with rental growth potential. The flat is available with tenants already in contract.
The accommodation is available vacant possession for an owner occupier or tenanted as a residential investment. The accommodation is currently occupied by tenants on a multi let basis with 4 bedrooms, no Local Authority HMO Licence required as there are no more than 4 bedrooms. The owner is an experienced BTL landlord, a member of NARLA with a number of properties. Details of the income and estimated income can be provided if required. Currently the lounge is subdivided to provide a bedroom and a smaller lounge. If the applicant is purchasing for occupation and if desired the vendor is willing to remove the lounge stud partition wall, make good wall and ceiling decorations and amend any electrical changes associated with this as a condition of exchange and before completion.
PHOTOS TAKEN MID TENANCY

## Situation

Acre Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and 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 sector.