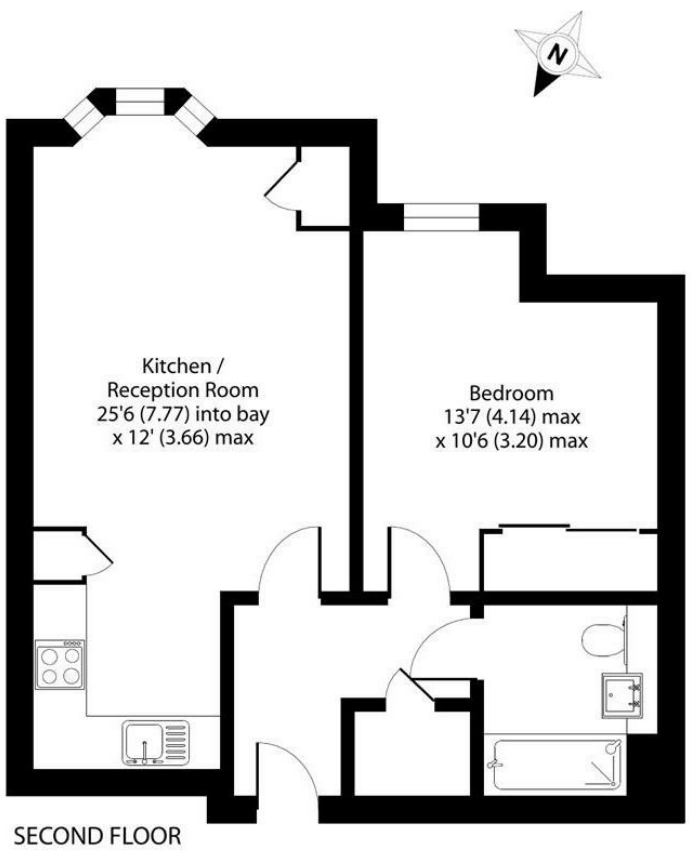
42a Albany Park Road

Kingston Upon Thames KT2 5SY

Approximate Area = 514 sq ft / 47.7 sq m

For identification only - Not to scale



SECOND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1181436

gibson lane

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Kingston upon Thames
Surrey
KT2 5ED
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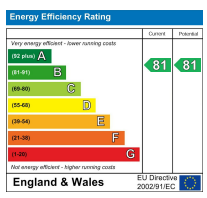
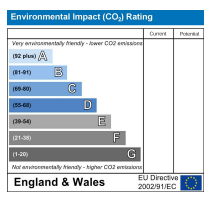
Tel: 020 8546 5444

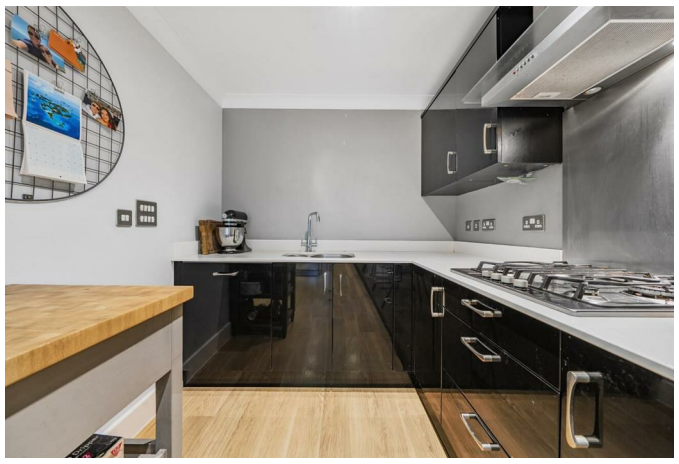




Important Information

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
naea | propertymark PROTECTED
arla | propertymark PROTECTED



Guide Price £365,000

- Second Floor Lift Serviced Apartment
- Great Riverside Location
- Secure Underground Parking
- Well Tended Communal Gardens
- Fantastic School Catchment Area

* Tenure: Leasehold

- Service Charge £2,378 p.a.
- Ground Rent £300 p.a.
- 982 Years Remain on Lease
- Council Tax Band - D
- EPC Rating - B

* Local Authority: Kingston upon Thames

Description

Welcome to this charming one-bedroom apartment located on the picturesque and popular Albany Park Road, Kingston Upon Thames.

Situated on the second floor and serviced by a lift, this flat offers convenience and ease of access. The secure allocated parking space ensures that you never have to worry about finding a spot for your vehicle.

One of the standout features of this property is its fantastic location, ideal for leisurely riverside or park walks and enjoying the beauty of the surroundings. Additionally, the well-tended communal gardens provide a tranquil setting where you can unwind and soak in the peaceful atmosphere.

The apartment benefits from catchment area to The Kingston Academy and Fern Hill and is a short walk to Kingston town centre, Canbury Park and Richmond Park.

Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the charm of living in Kingston Upon Thames firsthand.

Situation

Located in this premier North Kingston road just moments from the River Thames and Canbury Gardens, Albany Park Road is a highly sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo and is easily accessible to the A3 serving London and the M25. Richmond Park with its thousands of acres of delightful parkland is close by and Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the area is excellent and there is also an extensive range of sports and leisure facilities.