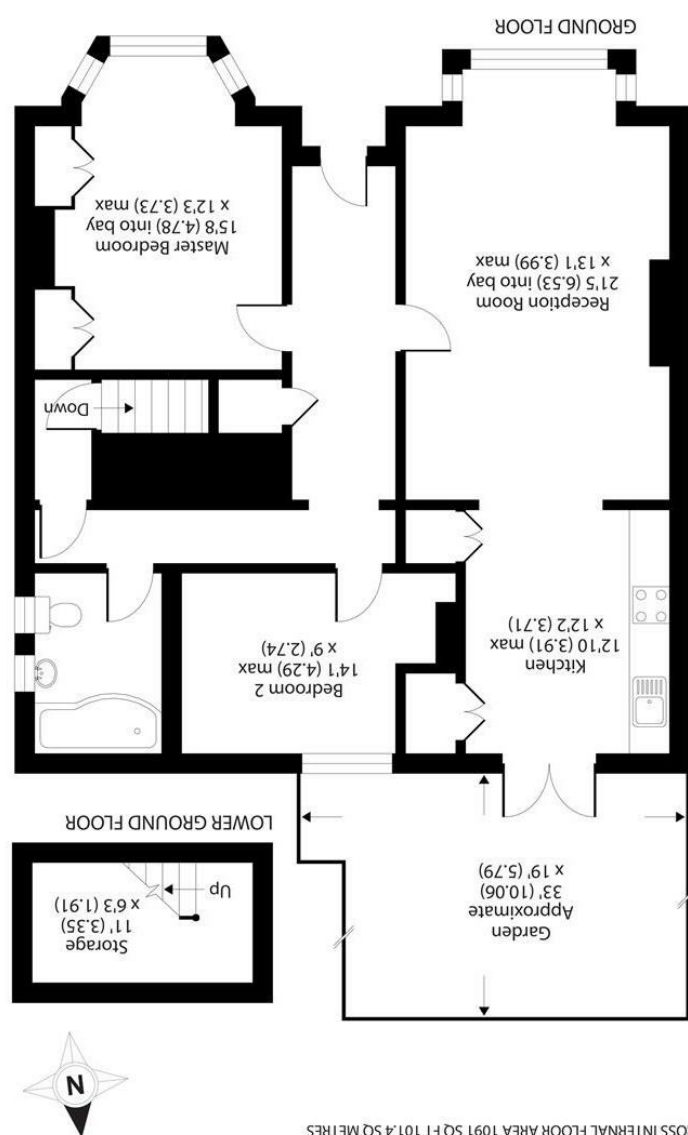




APPROX. GROSS INTERNAL FLOOR AREA 1091 SQ FT 101.4 SQ METRES

34 Richmond Road
Kingston upon Thames
Surrey
KT12 5ED
www.gibsonlaine.co.uk
Tel: 020 8546 5444

gilson lane





Guide Price £585,000

- Victorian Ground Floor Conversion Flat
- Two Bedrooms
- North Kingston Location
- Stunning Period Features
- Cellar
- Lease 126 years Ground Rent £100 PA
- Private Rear Garden
- Accommodation in excess of 1000 sq ft
- EPC Rating- E
- Council Tax Band - C

* Tenure: Leasehold

* Local Authority: Kingston Upon Thames

Description

A stunning two double bedroom conversion apartment with private garden spanning the entire ground floor of this imposing double fronted Victorian house. The property is presented to an exceptionally high standard, and offers many period features including fireplaces, ornate coving and ceiling roses. The accommodation is in excess of 1000 sq ft, and comprises of its own front door with impressive entrance hallway, large lounge/diner with box bay window leading directly onto a modern fitted kitchen with large patio doors opening onto a delightful private rear garden. There are two double bedrooms, modern bathroom with shower over bath, and access to a useful storage room in the basement.

NB: The photographs shown were taken pre tenancy in February 2019.

Situation

Brunswick Road is a popular North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. The A3 which serves both London & the M25 is easily accessible by car. 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 sectors.

