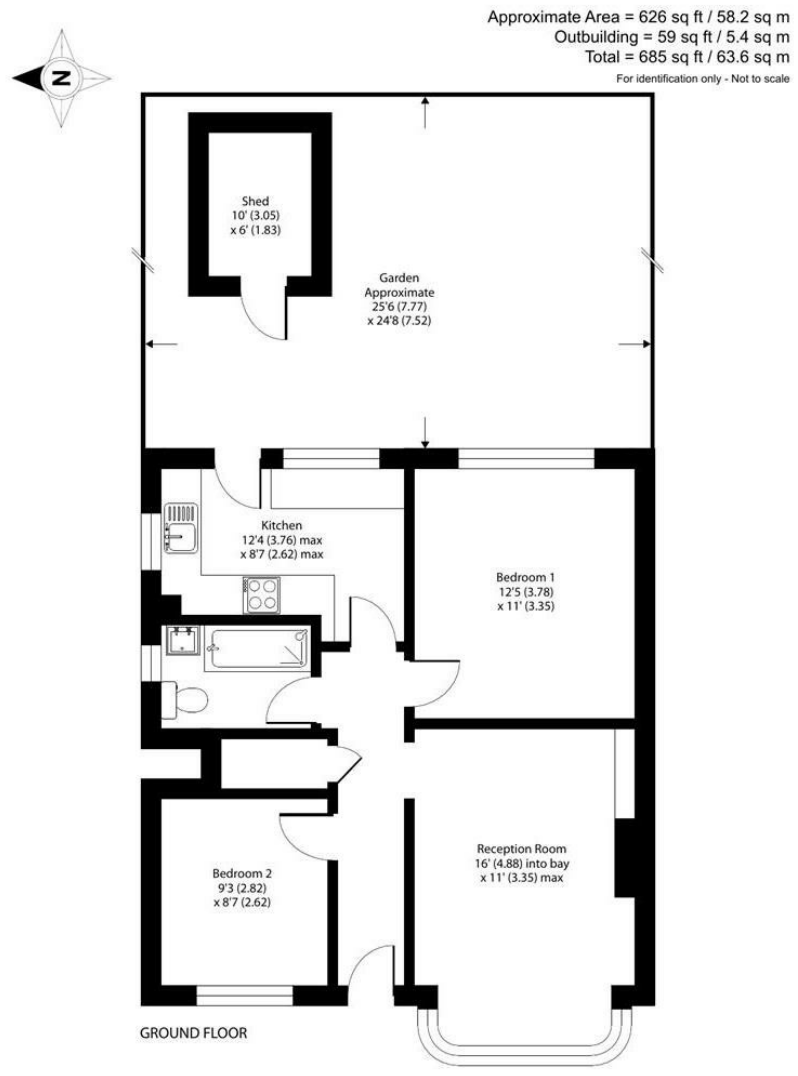
# Grove Crescent

Kingston Upon Thames KT1 2DF




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: 1062262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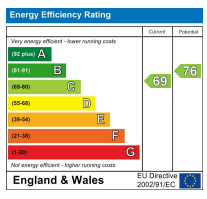


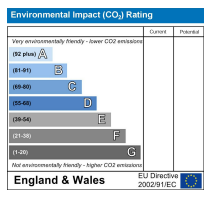


## Important Information

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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## Guide Price £450,000

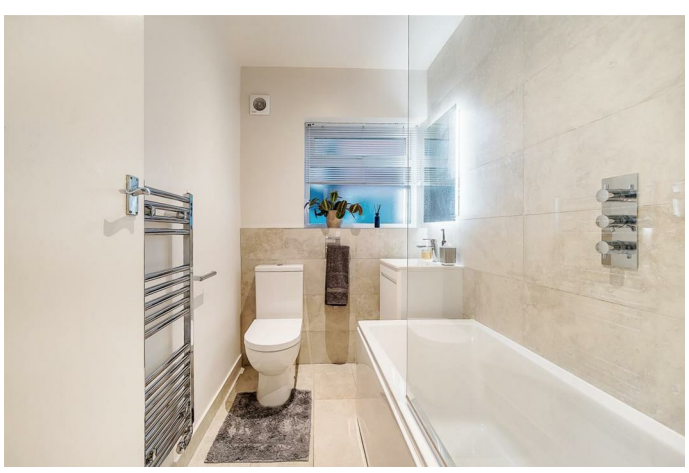
- Two Double Bedrooms
- Kitchen
- Gas Central Heating
- Private Front and Rear Garden
- Lounge
- Modern Bathroom
- Own Private Entrance
- Council Tax Band 'C'
- 161 Years Remain on Lease
- EPC Rating 'C' No SC or GR

* Tenure: Leasehold

* Local Authority: Kingston upon Thames

## Description

A well presented ground floor maisonette with its own private front garden and rear garden which is directly accessed via the kitchen. The property offers two good sized double bedrooms, a spacious living room and recently updated family bathroom. This light and airy flat is decorated throughout to a high specification with generous room sizes and tall ceilings.
The property is ideally positioned on the border of Surbiton and Kingston benefiting from its riverside attractions and renowned shopping areas plus the various parks and the proximity to mainline rail servicing central London.
Viewings are highly recommended to experience what this property has to offer.

## Situation

Grove Court is situated in a quiet, sought-after residential road in the desired Grove area in South Kingston, close to both Kingston and Surbiton train stations with fast links to Waterloo. Also, in close proximity to Kingston town centre and within the catchment area of the highly sought-after infant school, St John's.