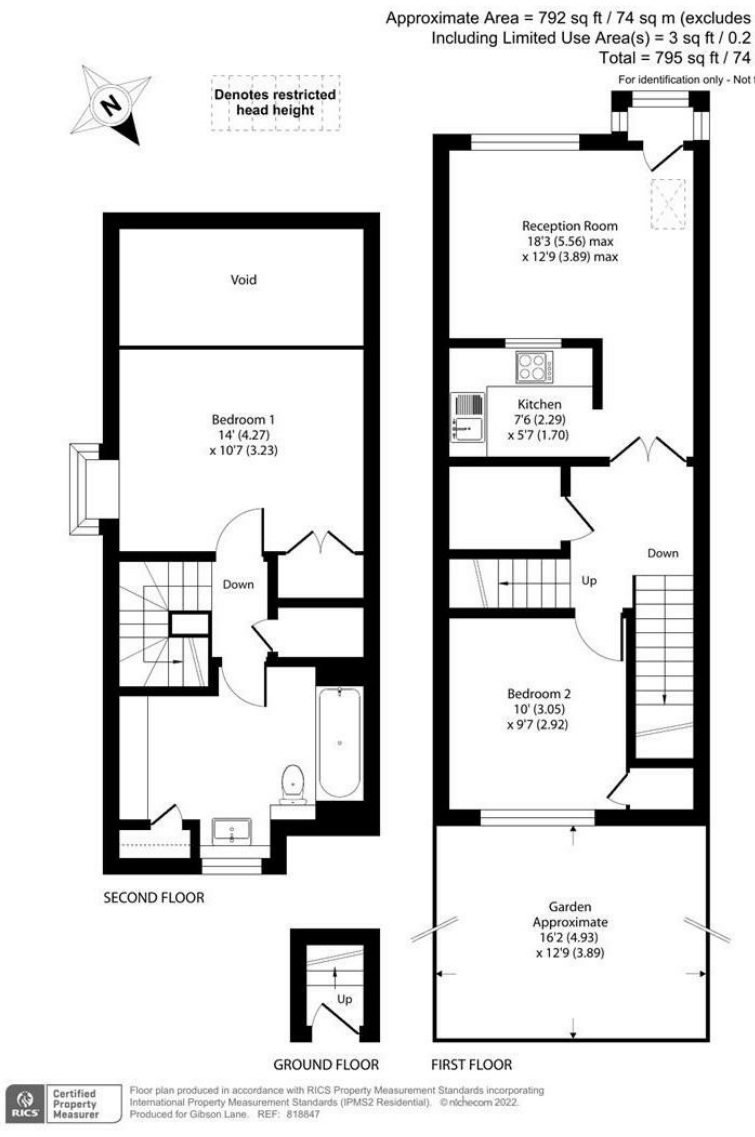
Windmill Rise

Kingston Upon Thames KT2 7TU



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Gibson Lane. REF: 818847

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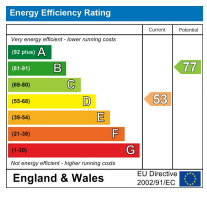

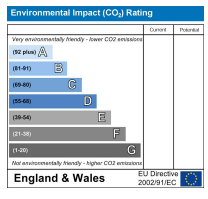

Important Information

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.

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Guide Price £450,000

- Two Double Bedrooms
- Allocated Off Street Parking
- Potential to Extend (STNC)
- Long Lease Remaining
- Close to Richmond Park
- North Kingston Location

* Tenure: Leasehold

* Local Authority: Kingston Upon Thames

Description

A beautifully finished end-of-terrace two double bedroom split level maisonette situated in a leafy corner of a quiet cul-de-sac moments from Richmond Park. The property offers accommodation approaching 800 sq ft to include a private entrance with stairs leading up to the first floor, where there is a modern fitted kitchen, a light and bright reception room and a double bedroom. On the second floor, there is a spacious bathroom with utility area, and a large double bedroom with a mezzanine balcony and velux window offering spectacular views across Kingston and out to the Surrey Hills. The property has plenty of built in storage throughout, including a generous loft with potential to extend STPP. It has a long lease of 965 years remaining and comes with an allocated off street parking space, a private front garden and access to a pleasant communal garden.

Situation

Windmill Rise is a sought after development situated within a few hundred yards of Richmond Park (Kingston Gate). The property is conveniently located for Kingston town centre with its extensive range of shops, bars and restaurants. Both Norbiton and Kingston stations, offering direct services into Waterloo, are easily accessible. The A3, which serves both London and the M25 is within close proximity. The standard of schooling in the immediate area is excellent within both the private and state sector.