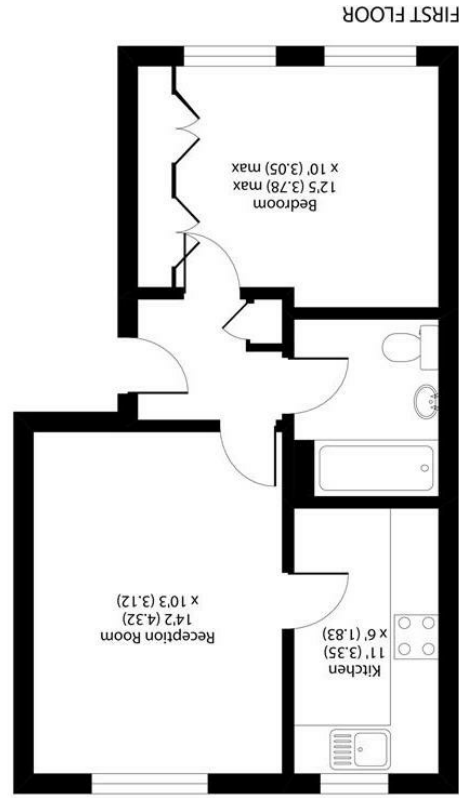


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G

RICS Property Measurement
 Floor plan produced in accordance with RICS Property Measurement Standards (PM52 Residential) © RICS 2020.



Approximate Area = 428 sq ft / 39.8 sq m
 For identification only - Not to scale

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT12 5ED
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 Tel: 020 8546 5444





Athena Close
 Kingston Upon Thames KT1 3GA



Asking Price £289,950

* Tenure: Leasehold

* Local Authority:

Description

A well presented one bedroom apartment situated on the first floor of this low rise block. This bright and airy property benefits from a large living room with access to a modern fitted kitchen. The double bedroom has built in wardrobes and there is a modern bathroom. An easily accessible loft provides useful storage space. Externally there is residents and guest parking and a large communal garden to the rear. Viewings are highly recommended to appreciate what this lovely apartment has to offer!

Situation

Athena Close is a quiet, sought after development conveniently positioned for all of Kingston's amenities. The property is within close proximity of Fairfield Park with the River Thames and Richmond Park both close by. Kingston town centre offers an array of shops, bars, restaurants and Kingston station offers a frequent service directly into Waterloo. The standard of schooling in the immediate area is excellent within both the private and state sectors.

