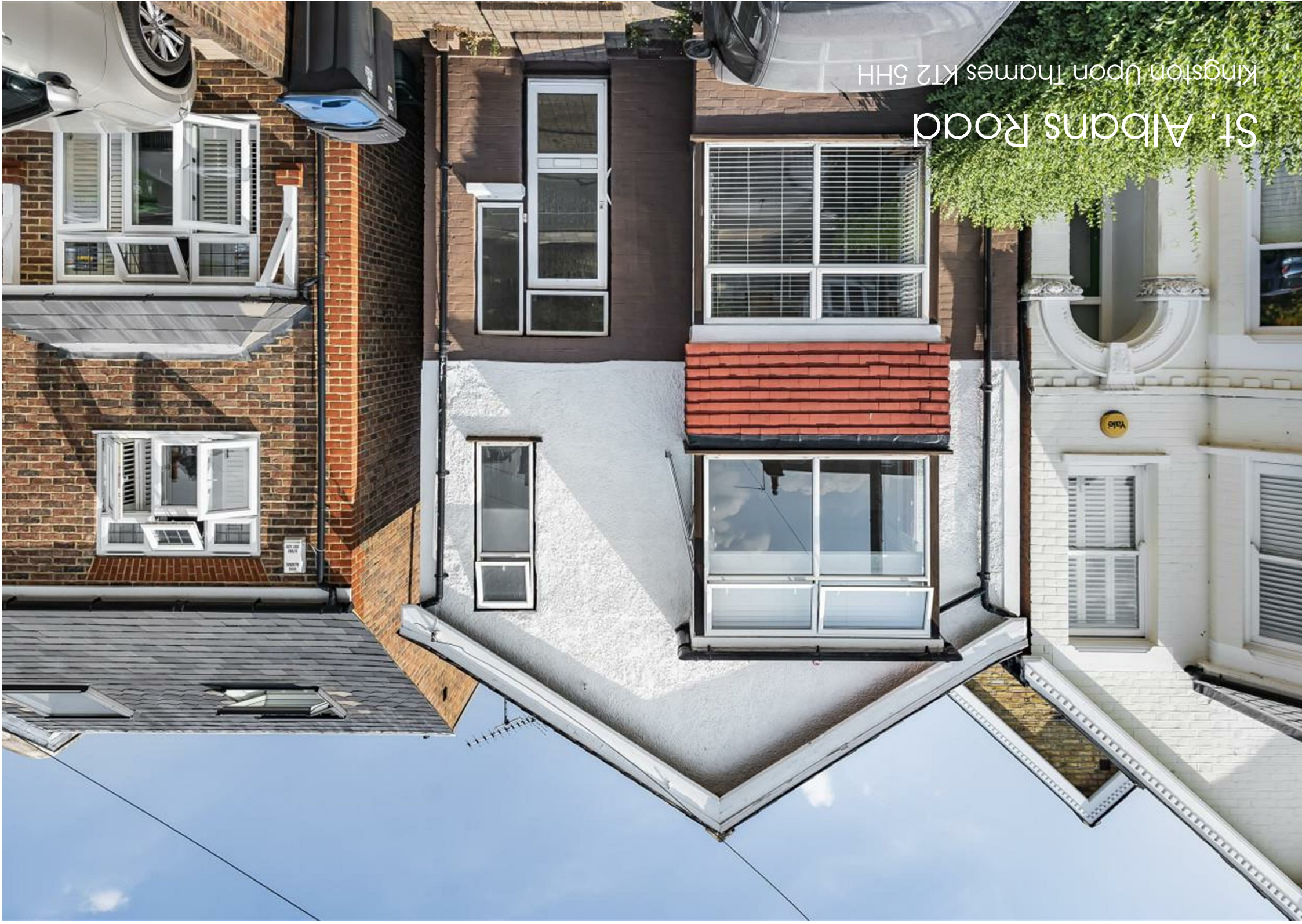
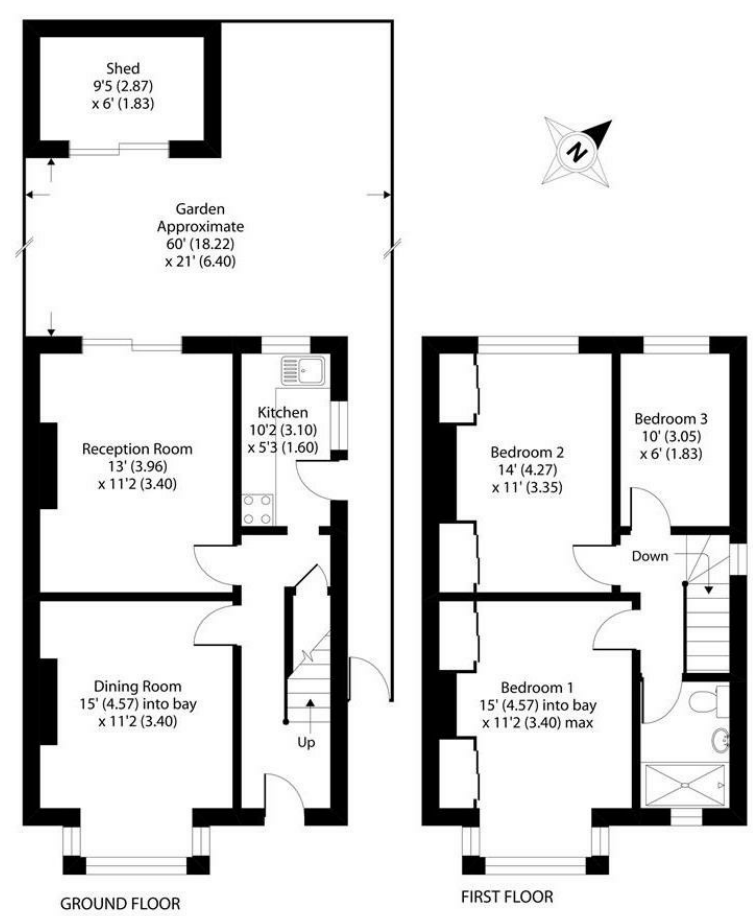


St. Albans Road

Kingston Upon Thames KT2 5HH

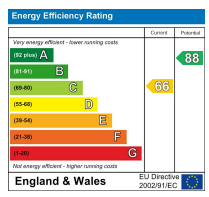
Approximate Area = 979 sq ft / 90.9 sq m

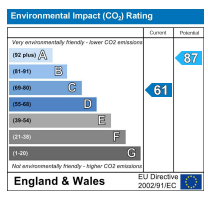
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Gibson Lane. REF: 631486





gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
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.

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St. Albans Road

Kingston Upon Thames KT2 5HH

Offers In The Region Of £930,000

An 1920's built detached residence requiring a full modernisation program but offering huge potential to create a stunning family home located in this premier North Kingston road and uniquely benefiting from off street parking and a large 60' westerly aspect rear garden.

Description

An 1920's built detached residence requiring a full modernisation program located in this premier North Kingston road. The accommodation currently approaching 1000 square foot requires improvement however there is huge potential to extend (with planning permission already granted) and improve which would create a stunning family home. Major benefits are off street parking and a large 60' westerly aspect rear garden. Detached properties in this sought after location in this price bracket are rarely available and we would strongly recommend a viewing appointment at your earliest convenience to avoid disappointment.

Situation

Located in this premier North Kingston road ideally situated between Richmond Park with its hundreds of acres of delightful parkland and Canbury Gardens with the River Thames, St Albans Road is an extremely sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo, it is also easily accessible to the A3 serving London and the M25. Kingston Town Centre with its array of shops, restaurants and bars is a short distance away. Richmond, which also offers a good selection of shops, restaurants and has a tube station can be easily accessed within half an hour by bus. The standard of schooling in the area is excellent in state and private sectors, including Latchmere, St Agatha's and Fern Hill primaries, Kingston Academy, Grey Court, Kingston Grammar, Tiffin Boys & Girls and the German School. The area also has an extensive range of sports and leisure facilities.

Tenure: Freehold
Local Authority: Kingston Upon Thames