Cambridge Road

Kingston Upon Thames KT1 3NG



Approximate Gross Internal Area 904 sq ft - 84 sq m
First Floor Area 564 sq ft – 52 sq m
Second Floor Area 340 sq ft – 32 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

gibson lane

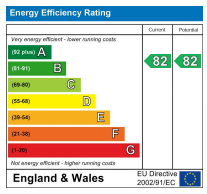
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

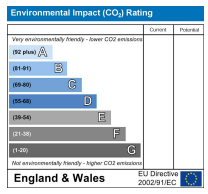
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

www.gibsonlane.co.uk

Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress





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 £365,000

- Split Level Apartment
- Two Bedrooms
- Two Shower rooms
- Close to Transport Links
- Well Presented Internally

- Modern Kitchen and Open plan Living/Dining Room
- SC £1200 per uear and GR £250 per year
- Lease 114 years
- EPC Rating - B
- Council Tax Band - C

Tenure: Leasehold
Local Authority: Kingston Upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

Situated close to Norbiton Village in Kingston Upon Thames, this charming split-level apartment offers a perfect blend of modern living and comfort.

As you enter the property from your main front door there are stairs leading up to the first floor where you are greeted by an inviting open-plan living space with air conditioning that seamlessly combines the reception/dining room and modern kitchen.

This layout not only enhances the sense of space but also creates a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The contemporary kitchen is equipped with modern appliances, making it a delight for those who enjoy cooking. There is also a double bedroom and shower room on this floor, you then go upstairs to the primary bedroom with an ensuite shower room. This flat is ideal for professionals, couples, or small families seeking a stylish home in a vibrant area

Located in Kingston Upon Thames, this property benefits from excellent transport links, local amenities, and a variety of shops, restaurants, and parks nearby. Whether you are looking to explore the historic town centre or enjoy leisurely walks along the River Thames, this location has something for everyone.

In summary, this delightful split-level flat presents an excellent opportunity for those seeking a modern and convenient lifestyle in one of London's most sought-after suburbs. Don't miss the chance to make this lovely apartment your new home.



Situation

Cambridge Road is conveniently situated for Norbiton station and Kingston town centre with its extensive range of shops, bars and restaurants and overground station with a direct service into Waterloo. Fairfield Park offering its many acres of open space is nearby and the area is well served by local buses.



