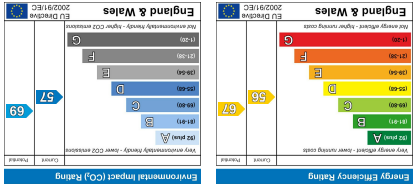


Important Information  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance 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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Queens Road  
 Kingston Upon Thames KT2 7SL



## Queens Road

Kingston Upon Thames KT2 7SL

£695,950

A stunning split level apartment offering a wealth of character and charm in one of North Kingston's most premium locations.

### Description

Situated on one of North Kingston's most premium roads, Queens Road, within a short distance of Kingston Gate into Richmond Park, is this fantastic split level mansion flat offering spacious accommodation (in excess of 1300sq ft) over two floors. Accessed via it's own private entrance, the living space is split over the first and second floors and the first floor comprises a large entrance hallway, front reception room with square bay window and working original fireplace, rear reception room with a further fireplace, fully fitted kitchen, bathroom with roll-top bath and a separate WC. On the second floor there is a further large landing, two double bedrooms, one with a pretty balcony offering views towards Kingston Hill, as well as shower room with WC. The property is offered with access to a large communal garden, considerable storage space and room to further improve (subject to planning permission). This lovely home offers significant living space combined with unique character features and must be seen to be truly appreciated. We have been advised that the lease has 92 years remaining, and that the property is offered with no onward chain.

### Situation

Queens Road is a highly sought after North Kingston address within close proximity of Richmond Park. Conveniently positioned for Norbiton station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away, as well as Kingston Hospital. The standard of schooling in the immediate area is excellent within both the private and state sector.

**Tenure:** Leasehold  
**Local Authority:**

