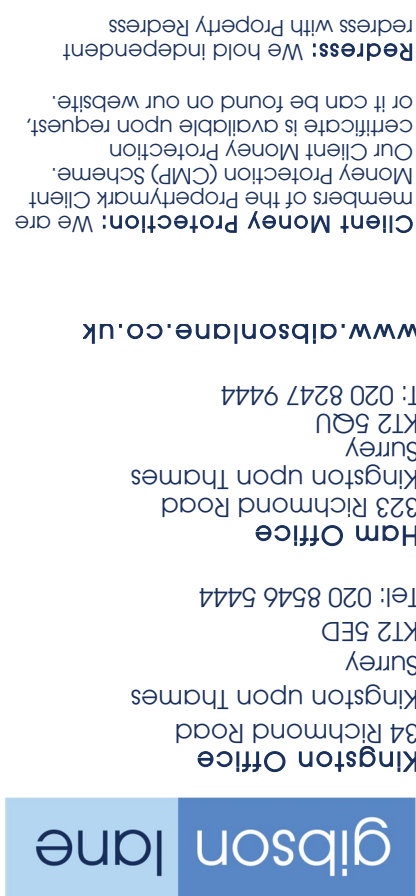




Second Floor

The floor plan includes the following rooms and dimensions:

- Reception Room:** 17'6" x 10'8" (5.33 x 3.25m)
- Kitchen:** 11'2" x 5'3" (3.40 x 1.60m)
- Bedroom:** 11'9" x 9'0" (3.58 x 2.74m)
- Bedroom:** 12'9" x 8'6" (3.89 x 2.59m)
- Bathroom:** 11'2" x 5'3" (3.40 x 1.60m)
- Bathroom:** 11'2" x 5'3" (3.40 x 1.60m)

Additional features include a central hallway, two staircases (labeled 'St'), and a north arrow pointing towards the top left.





Guide Price £485,000

- Two Double Bedrooms & Two Bathrooms
- Desirable river road location
- Close to Canbury Park & riverside
- Gated car and bicycle park
- £2,400 Service Charge p.a.
- 995 years remain on lease?
- Council Tax Banding - E
- EPC Rating - C

Tenure: Leasehold - Share of Freehold

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

Description

Rarely available to the market within catchment area of the excellent schools of North Kingston, welcome to Lower Kings Road - a charming location close to Canbury Gardens and the River Thames set in the ever popular river roads of North Kingston. This delightful second floor flat, built in 2003, offers a modern spacious living space with 1 reception room, 2 bedrooms, and 2 bathrooms including an ensuite off the master bedroom and a family bathroom.

The property boasts a gated car parking space and bicycle park with electronic gate access, ensuring you never have to worry about parking in this sought-after area.

Whether you're looking to relax in Canbury Gardens, take a leisurely stroll along the River Thames, or explore the vibrant local community, this property offers easy access to all these amenities and more. Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the best of Kingston Upon Thames living in this well-appointed property.

Situation

Lower Kings Road is a popular residential road and is one of the sought after North Kingston River Roads. Conveniently positioned a short walk from Kingston Town Centre and Station, Richmond Park and just a few hundred yards from the delightful Canbury Gardens and the River Thames. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

