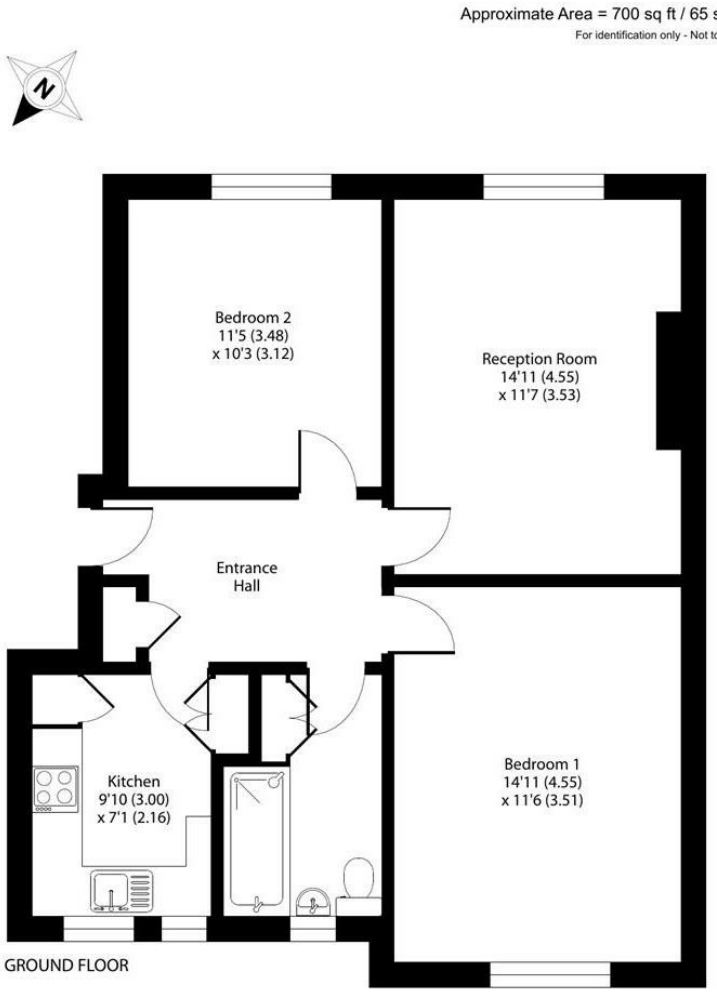
London Road

Kingston Upon Thames KT2 6RA



Approximate Area = 700 sq ft / 65 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gibson Lane. REF: 1060476

gibson lane

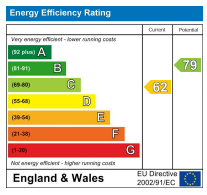
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

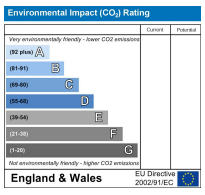
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

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 · naea | propertymark PROTECTED · arla | propertymark PROTECTED









Guide Price £350,000

- No Onward Chain
- 700 sqft Ground Floor Flat
- Large Reception Room
- Two Generous Double Bedrooms
- Modern Kitchen
- Very Well Presented Throughout
- Excellent Location | Short Walk To All Amenities
- Permitted Off-Street Parking
- EPC Rating - D
- 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

A beautifully presented two-double-bedroom apartment, ideally located within the sought-after Norbiton Hall development and just a short walk from Kingston town centre, Norbiton village and Norbiton and Kingston train stations.

Positioned on the ground floor and offering more than 700 sq ft of well-proportioned living space, the property opens into a spacious entrance hall. The accommodation comprises a bright and generous reception room, a stylish and modern kitchen with a washing machine and dishwasher, two excellent double bedrooms, and a contemporary bathroom.

The property also benefits from residents' permit parking and attractive communal gardens. With Kingston's extensive selection of shops, restaurants, transport links and everyday amenities all within easy walking distance, this superb apartment combines generous accommodation with an exceptionally convenient location. The property is being sold with no onward chain - contact us now to arrange your viewing!

(NB. Some photos taken pre tenancy)

Situation

Norbiton Hall is a popular Art Deco block located within half a mile of both Norbiton and Kingston stations giving direct access into Waterloo and Wimbledon, as well as the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away and there are supermarkets and restaurants within a short walk of the property.





