

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.

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	B

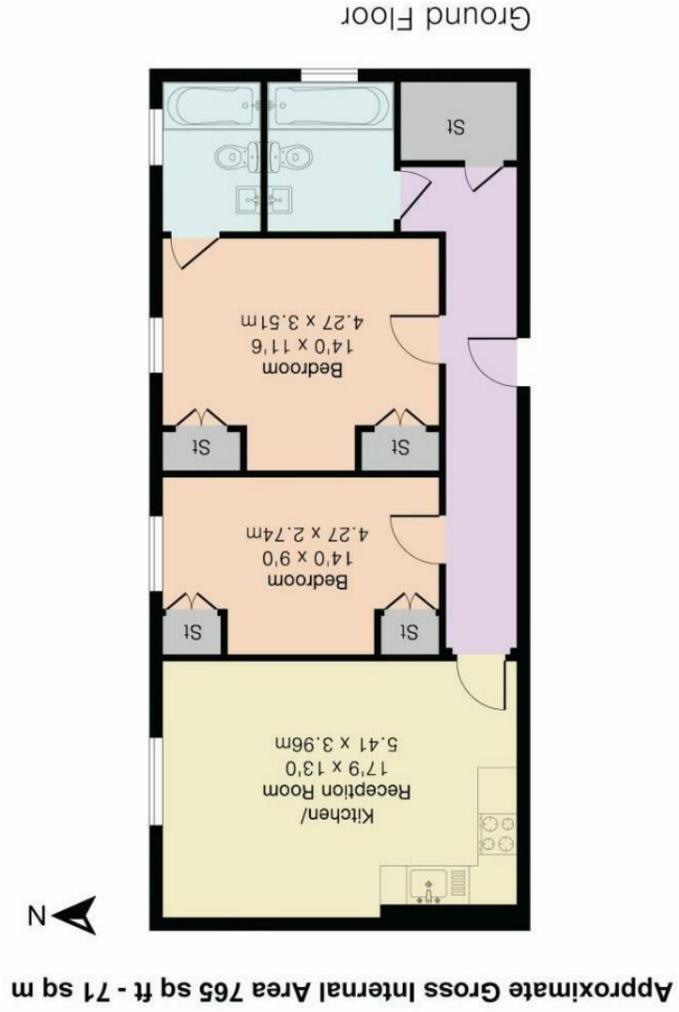
**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

**Redress:** We hold independent redress with Property Redress

[www.gibsonlane.co.uk](http://www.gibsonlane.co.uk)

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 5DU  
 T: 020 8247 9444



**1 The Keep**  
 Kingston Upon Thames KT2 5UF



## Guide Price £525,000

- Modern Spacious Flat
- Lovely Open-Plan Modern Kitchen
- 2 Double Bedrooms
- 2 Modern Bathrooms
- Allocated Off-Street Parking

- Excellent Location Short Walk to Richmond Park
- Within Excellent Local School Catchment Zone
- Service Charge - £3000 p.a.
- Ground Rent - £350 p.a.
- Lease Remaining - 117 years. EPC rating 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

Gibson Lane proudly present to the market a spacious & modern two double bedroom, two bathroom ground floor apartment which is located in one of North Kingston's most popular locations. The property provides ample living space throughout with an open plan modern kitchen/living room, two good size double bedrooms, two modern bathrooms, double glazed windows and beautiful hardwood flooring throughout. External benefits to this property include an allocated parking space, along with being perfectly located in the heart of North Kingston, which is only a short walk away from Kingston train station and town centre. Moreover, just a short walk away at the top of Kings Road residents enjoy easy access to Richmond Park, which is one of London's largest Royal Deer Parks. Viewing are highly recommended.



### Situation

The Keep is a former military building, designed by Major Siddon of the Royal Engineers and was completed in 1875 and has recently been converted and restored into eight luxury 2 bedroom apartments. It is an elegant grade 2 listed building approximately 1/2 a mile from Richmond Park which is one of London's most desirable Royal Parks.

