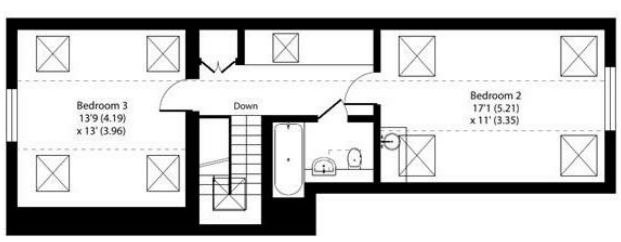
Latchmere Road

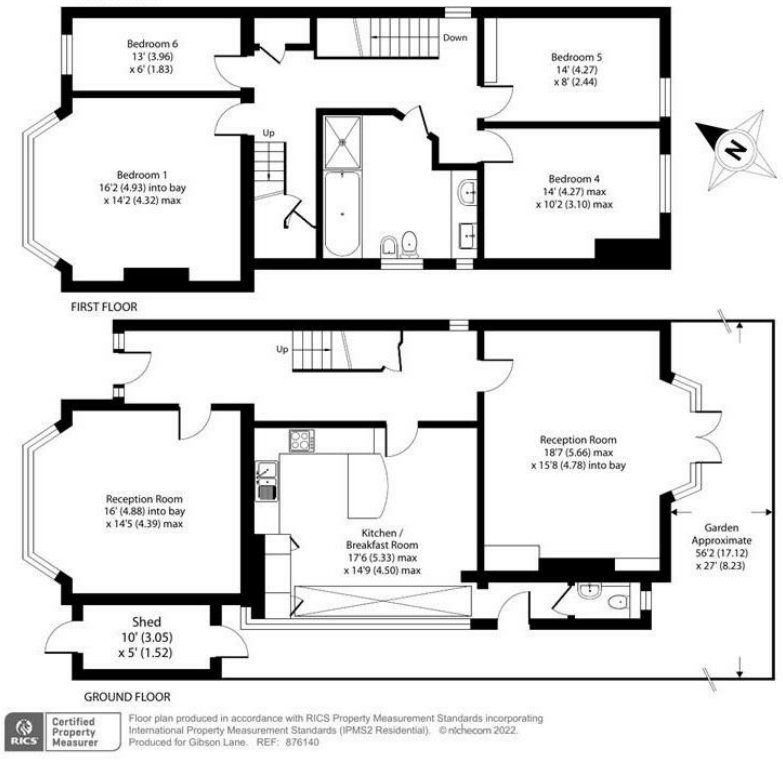
Kingston Upon Thames KT2 5TW

Approximate Area = 2180 sq ft / 202.5 sq m
Including Limited Use Area(s) = 332 sq ft / 30.8 sq m
Outbuilding = 49 sq ft / 4.5 sq m
Total = 2561 sq ft / 237.9 sq m
For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR



FIRST FLOOR

GROUND FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 876140

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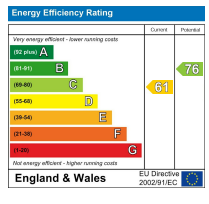

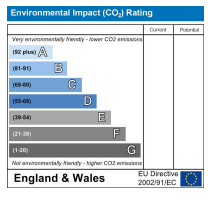

Important Information

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 £1,900,000

- Impressive Edwardian Home
- Off Street Parking
- Six Bedrooms
- South Facing Rear Garden
- Premium North Kingston Location
- Close to Richmond Park
- Potential to Extend (STNC)
- Electric Hook Up for Electric Car
- Council Tax Band - G
- EPC Rating - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An elegant Edwardian detached family home with generous accommodation in excess of 2500 sq ft complimented by a wealth of striking period features.
The wonderful ground floor footprint is ideal for entertainment and enjoyment and features upon entrance a beautiful receiving hall, kitchen breakfast room with glass roof, WC, two generous reception rooms with grand fireplaces and high corniced ceilings.
The first floor provides a master bedroom with stunning bay window, three further bedrooms and a sumptuous family bathroom with separate shower.
To the upper floor there are two further double bedrooms, utility area and additional bathroom. Externally there is off street parking to the front and the distinct advantage of a stunning 56' south facing garden to the rear. There is also potential to extend to the rear (STNC). Properties of this style in this location are rarely available and viewings are highly recommended to appreciate what this impressive family home has to offer!

Situation

Located in this premier North Kingston road moments from Canbury Gardens and the River Thames, Latchmere Road is an extremely sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo. It is easily accessible to the A3 serving London and the M25. Richmond Park with its hundreds of acres of delightful parkland is close by, and Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the area is excellent in state and private sectors, including Latchmere and Fern Hill primaries, Kingston Academy, Grey Court, Kingston Grammar, Tiffin Boys & Girls and the German School. The area also has an extensive range of sports and leisure facilities.