

Birkenhead Avenue

Kingston Upon Thames KT2 6RS

Approximate Gross Internal Area 775 sq ft - 72 sq m



Third Floor

gibson lane

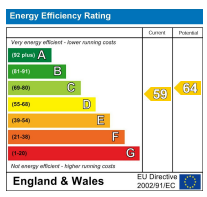
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

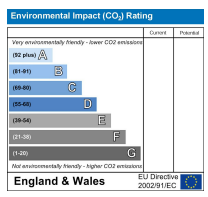
Ham Office
323 Richmond Road
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www.gibsonlane.co.uk

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
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Guide Price £400,000

- No Onward Chain
- Two Bedroom Top Floor Apartment
- Beautifully Finished Throughout
- Luxurious Bathroom
- New Flooring and Soundproofing
- Generous Accommodation Approaching 800sqft
- Off Street Parking
- Moments to Norbiton Train Station
- Excellent Location
- EPC Rating - D

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

An exceptionally finished two-bedroom apartment occupying the top floor in a prime, sought-after location, offered with no onward chain. This superb flat has been subject of a vast renovation project by the current owners to include newly fitted wooden flooring in the bedrooms and living room with an acoustic underlay installed underneath for soundproofing, new plumbing throughout with new pipes and new radiators, new electrics to include new wiring, light fixtures, metal sockets and a new fuse box.

Combining elegance with a high specification throughout, this beautifully presented home offers generous accommodation approaching 800sqft with thoughtfully considered finishes. The reception room provides an inviting setting for both relaxed living and entertaining and is finished beautifully complete with paneling and built in cupboards and shelving.

There are two generous double bedrooms both finished to a beautiful standard including built in wardrobes. There is a newly fitted, luxurious and spacious bathroom with marble floor tiles and a lovely fitted kitchen with newly built in furniture.

Ideally positioned within easy reach of local amenities, parks and transport links, the apartment combines an enviable address with everyday convenience. The provision of a parking space adds further appeal.

A superb opportunity to acquire a refined top-floor home in a highly desirable setting, with the added advantage of no onward chain.



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.



