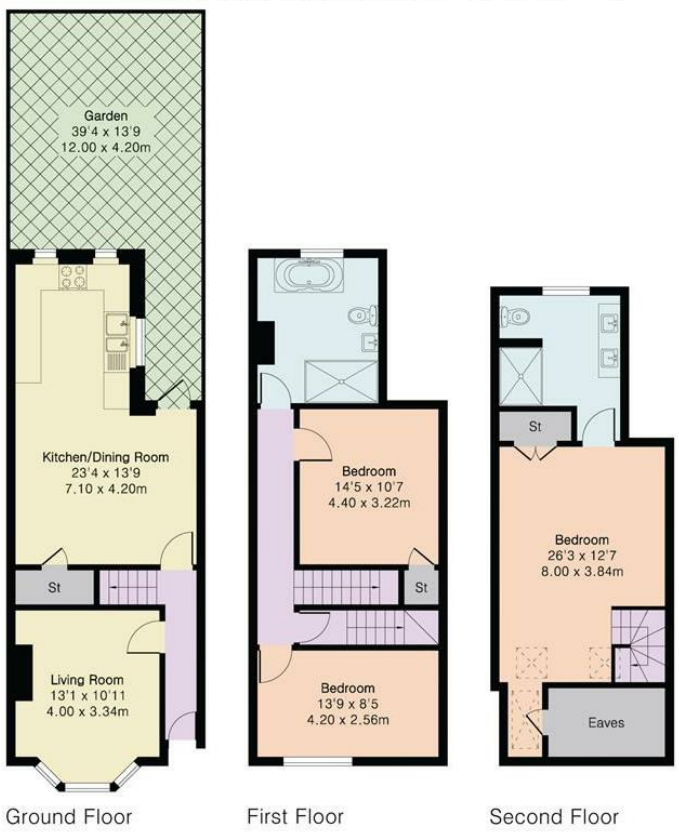


Approximate Gross Internal Area 1293 sq ft - 120 sq m
Ground Floor Area 477 sq ft – 44 sq m
First Floor Area 470 sq ft – 44 sq m
Second Floor Area 346 sq ft – 32 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

gibson lane

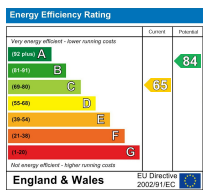
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

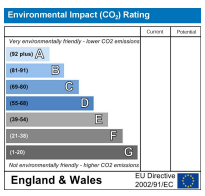
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

www.albsonlane.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 £975,000

- End of Terrace Victorian House
- Three Double Bedrooms
- Immaculately Presented Internally
- Stunning open plan Kitchen
- South Easterly facing Garden
- Highly Desirable North Kingston Road
- Moments to Kingston Train Station
- Close to the Town Centre
- EPC Rating - D

Tenure: Freehold
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 exceptional Victorian end-of-terrace residence, enviably positioned on one of Kingston's most prestigious and sought-after residential roads. Combining timeless period elegance with beautifully appointed contemporary living, this exquisite home offers over 1,250 sq ft of thoughtfully arranged accommodation across three floors.

The ground floor features an elegant reception room, rich in character and centred around a striking stone fireplace, creating a wonderfully inviting space for relaxation. To the rear, an impressive 23 ft kitchen and dining room provides the perfect setting for both everyday family living and entertaining, with exciting potential to extend further (STNC).

The first floor offers two generously proportioned double bedrooms alongside a beautifully finished family bathroom, while the entire top floor is dedicated to a stunning principal bedroom suite, complete with a Juliet balcony, creating a peaceful and private retreat.

Outside, a delightful 41 ft Southerly aspect rear garden provides a wonderful extension of the living space, ideal for alfresco dining, entertaining and enjoying the sunshine. The garden also benefits from convenient rear access.

A rare opportunity to acquire a truly distinguished period home in one of Kingston's finest residential settings, offering an exceptional combination of character, elegance and modern-day comfort.



Situation

Canbury Avenue is a particularly sought after residential tree lined street within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors.



