

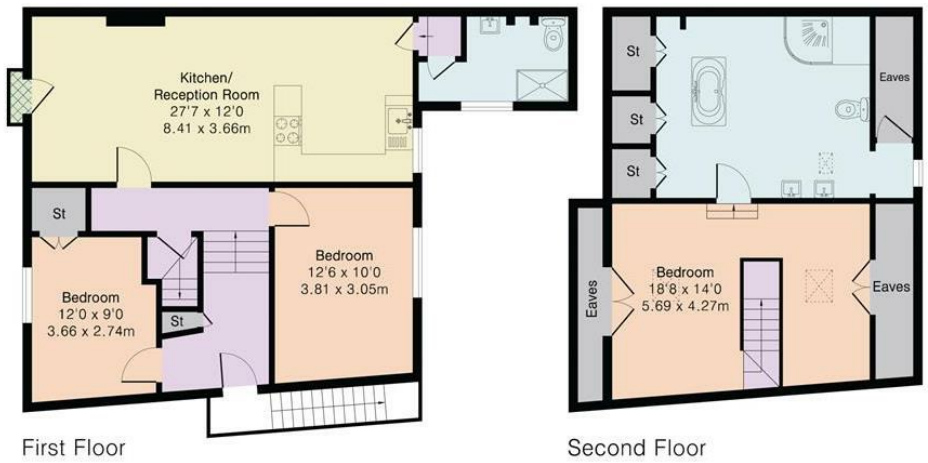
# Canbury Avenue

Kingston Upon Thames KT2 6JR

**Approximate Gross Internal Area 1297 sq ft - 120 sq m**
**(Including Outbuilding)**
Ground Floor Area 778 sq ft – 72 sq m
First Floor Area 486 sq ft – 45 sq m
Outbuilding Area 70 sq ft – 6 sq m




Garden




First Floor

Second Floor


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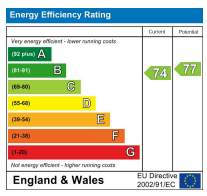

**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

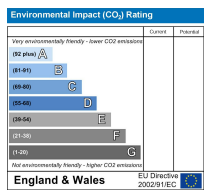
**Redress:** We hold independent redress with Property Redress

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.

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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 £790,000

- Three Double Bedroom Duplex
- Prime North Kingston Location
- Recent Complete Renovation
- Spacious 1300 sq ft of Accommodation
- EPC Rating C
- Outbuilding-Gym/Home office
- Off Street Parking With Charging Point.
- Private Garden
- Stunning Open Plan Kitchen/Diner
- Council Tax Band D

Tenure: Share of 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

Set on one of North Kingston's most sought-after roads, this beautifully presented three-bedroom duplex apartment offers exceptional space, extending to approximately 1,300 sq ft. Skylights, windows and doors across the property's triple aspect help to create an incredibly light and airy home. Following a complete refurbishment by the current owner, the property now presents a superb internal finish.

Generously proportioned rooms create an inviting setting for both everyday living and entertaining. The property boasts exceptionally generous accommodation arranged over the first and second floors.

On the first floor, there is a stunning 27ft open-plan kitchen/reception room with Juliet balcony, the modern kitchen area features high-quality appliances and an exposed brick feature wall. Also on this floor are two double bedrooms and a modern bathroom.

Stairs to the second floor provide sole access to an impressive principal suite, comprising a large bedroom area and a vast en-suite bathroom with an extensive amount of storage.

Outside, a private rear garden provides a welcome space to relax, entertain and dine al fresco. Additionally, there is a practical outbuilding, currently used as a gym but offering flexible use as a home office. It is also equipped with a shower room with WC and a separate store area, ideal for housing garden equipment.

A dropped kerb and double gates provide the distinct benefit of vehicular access to a hardstanding patio area, with a bike store and off-street parking for one car. There is also an EV charger for an electric or hybrid vehicle.

With a share of freehold and an excellent location, this is a rare opportunity to enjoy spacious, stylish living in North Kingston. Viewings are highly recommended to fully appreciate what this stunning home has to offer.



## Situation

Canbury Avenue is a particularly sought after residential tree lined road within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is also in close proximity to 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.



