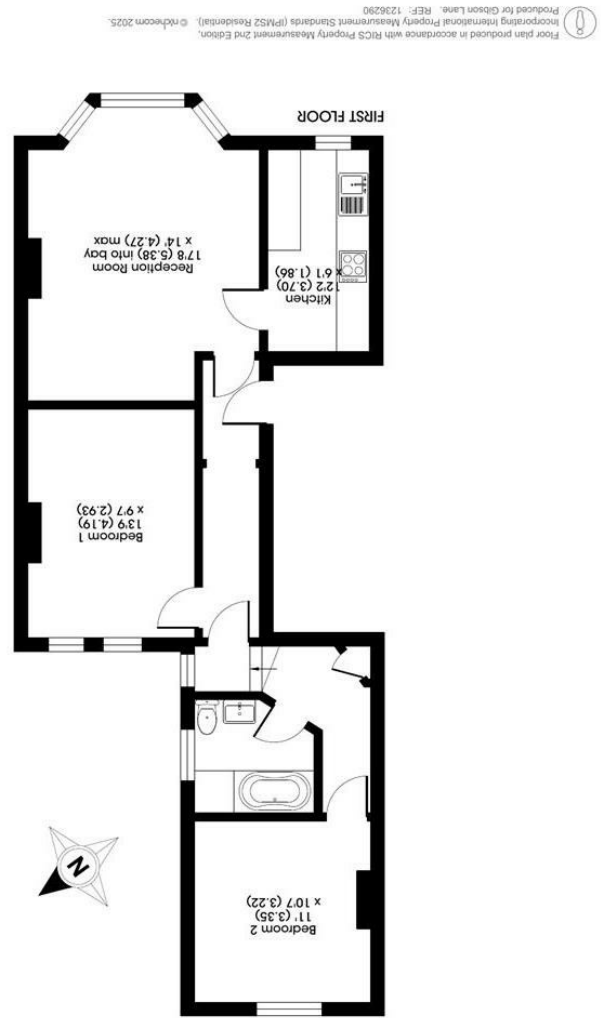
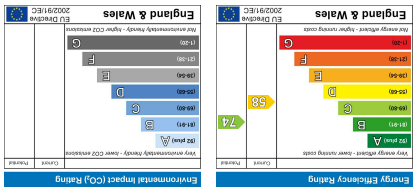


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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.



Approximate Area = 735 sq ft / 68.2 sq m
 For identification only - Not to scale

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Norbiton Avenue
 Kingston Upon Thames KT1 3QR



Guide Price £475,000

- Two Double Bedrooms
- First Floor Flat
- Period Features
- Off Street Allocated Parking
- Share of Freehold
- Council Tax Band - D
- No Service Charge
- No Ground Rent
- 104 Years Remain on Lease

* Tenure: Leasehold - Share of Freehold upon Thames

* Local Authority: Kingston

Description

High ceilings, period fireplaces and natural tones compliment this light and airy spacious two double bedroom first floor flat with accommodation in excess of 730 sq. ft. Located in the heart of Norbiton and within an easy walk to the train station and Norbiton village which has a charming array of shops. This well balanced property has been lovingly renovated to a high standard and is full of natural charm. The property comprises a generous hallway, two genuine double bedrooms, family bathroom, large bay fronted reception with Victorian fireplace, linking into the modern kitchen. The property also benefits from an off street allocated parking space.

Situation

Norbiton Avenue is a sought after residential street conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. The A3 which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.

