

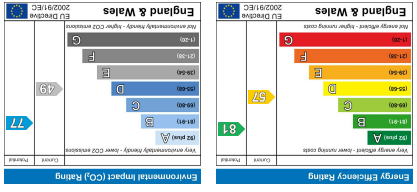


**Kings Road**  
Kingston Upon Thames KT2 5JL

**Approximate Gross Internal Area 1213 sq ft - 113 sq m**  
 Ground Floor Area 535 sq ft - 50 sq m  
 First Floor Area 487 sq ft - 45 sq m  
 Second Floor Area 191 sq ft - 18 sq m



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 guarantee 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.



**Client Money Protection:** We are members of the Property 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

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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.



## Guide Price £895,000

- End of Terrace House
- Two Double Bedrooms
- Beautifully Presented Internally
- South Facing Garden
- Full of Character & Charm
- Converted Loft Area
- Moments From Richmond Park
- Close to Excellent Schools
- EPC Rating - D
- Council Tax - 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

Situated on the extremely sought after upper section of the charming Kings Road, moments from Richmond Park. This delightful end-terrace Victorian house offers a perfect blend of period character and modern living, providing ample space for both relaxation and entertaining. The property is beautifully presented throughout with accommodation in excess of 1200sqft, perfectly blending rustic style with Victorian charm.

The ground floor consists of a lovely front reception room with log burning fireplace, spacious dining room with another log burning fireplace, and an impressive eat in kitchen/diner with patio doors leading onto a delightfully landscaped south facing rear garden. The inviting atmosphere of the living areas is enhanced by the traditional features that are synonymous with Victorian architecture and the layout has been thoughtfully designed to maximise both light and space, creating a warm and welcoming environment.

The first floor provides two excellent double bedrooms and generous family bathroom including roll top bath and separate shower. The loft has been converted into an unofficial room in the roof space with staircase and two Velux windows, currently being used as a bedroom.

This property presents a wonderful opportunity for those looking to embrace the charm of Victorian living in a picturesque setting, next to Richmond Park. This end-terrace house on Kings Road is sure to impress with its character, space, high specification and prime location.

### Situation

The top end of Kings Road is a particularly sought after position and forms part of the Liverpool Road Conservation Area of North Kingston. Kingston town centre with its wealth of shops, bars, restaurants is approximately ¼ miles distance and both Kingston and Norbiton Stations are within easy access. Richmond Park with its many acres of open space is just a few hundred yards and the Thames with its pleasant riverside walks is also close by. Most importantly the property is in the catchment area for some of the towns most highly regarded schools.

