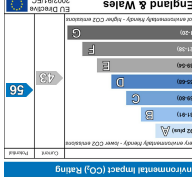
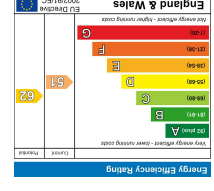
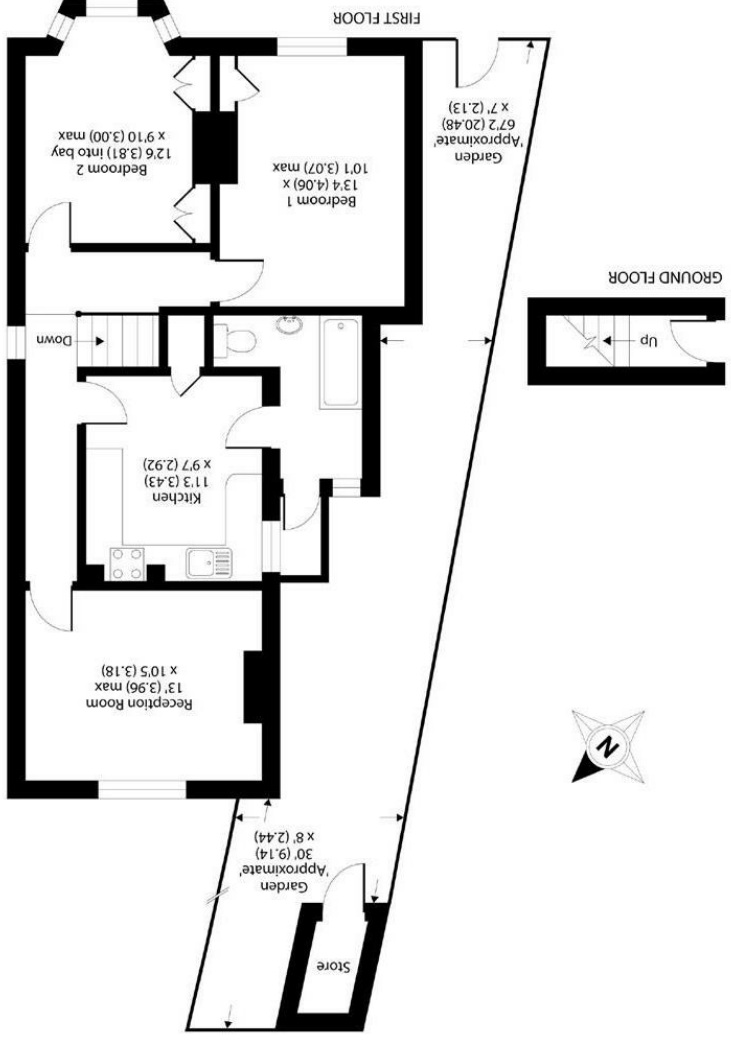


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

Environment Impact (CO ₂) Rating	Energy Efficiency Rating
	



APPROX. GROSS INTERNAL FLOOR AREA 716 SQ FT 66.5 SQ METRES (EXCLUDES STORE)

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444





Canbury Avenue

Kingston Upon Thames KT2 6JR

Guide Price £425,000

An impressive two bedroom Victorian top floor conversion flat of a substantial detached residence on one of North Kingstons sought after Roads.

An impressive Victorian top floor conversion flat of a substantial detached residence on Canbury Avenue. The property benefits from a welcoming entrance with wide staircase, lovely tall ceilings and stunning large windows throughout which presents light and airy accommodation; another wonderful feature in particular are the original fireplaces in a few of the rooms that give a stunning central focal point. The property also benefits from a bright kitchen, two double bedrooms and bathroom. This property also benefits from loft access which importantly offers essential storage and a shared rear garden.

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 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.

Tenure: Leasehold - Share of Freehold
Local Authority:

