

St. Georges Road, Kingston Upon Thames

Monthly Rental Of £2,850 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are immensely proud to present to the market this stunning three bedroom semi-detached Victorian house situated in one in a highly sought after area in North Kingston and conveniently located for Richmond Park and within catchment for "Outstanding" schools. Having recently gone through a full extension to the rear and fully renovated to a very high standard, the house now offers a large front reception with new bay windows, high ceilings and a feature fireplace, utility/Cloakroom and an open plan beautifully styled kitchen with a central island leading to a bright and airy lounge area with bi-fold doors to the garden. Upstairs are three good size newly decorated bedrooms with feature fireplaces and a brand new modern family bathroom. Externally the Lounge opens up to an immaculate easy to maintain garden with side access back to the front. St Georges Road is located in North Kingston, an incredibly popular and desirable area due to the many local amenities on offer. Richmond park is just a few strides from the property, while the railway station is about half a mile away. Furthermore, the property falls within the catchment for extremely popular local schools and River and town centre are also on hand.

Victorian Semi detached Home

three Bedrooms

Fully Renovated To a High Standard

Convenient for Richmond Park & Schools

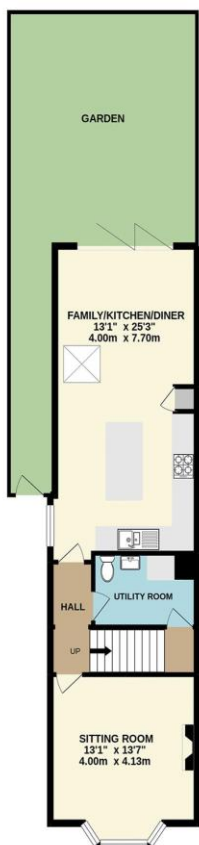
Pretty and Secluded Rear Garden

Unfurnished

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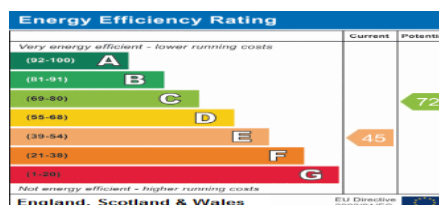


TOTAL FLOOR AREA: 1041 sq. ft. (96.7 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold

Council Tax: E

Local Authority: Royal Borough of Kingston upon Thames



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.