

Knights Park, Kingston, KT1

£1,500,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

The heart of the home is the spectacular kitchen/dining/living space, featuring vaulted ceilings, skylights, and expansive sliding doors opening directly onto the garden. The kitchen alone represents a significant investment and is fitted with handcrafted shaker cabinetry, brass hardware, integrated appliances, a central island and elegant quartz worktops. At the front of the house, the formal reception room retains the home's period soul, with restored floorboards, deep coving, bespoke alcove cabinetry, plantation shutters and a feature fireplace with log burner. A stylish utility room with shaker cabinetry and brass fittings, and a chic ground-floor shower room complement the layout perfectly. Upstairs, three beautifully presented double bedrooms and a boutique-style family bathroom offer calm and character in equal measure. The rear garden is a triumph of design. Elegantly landscaped, with mature planting, paved entertaining areas.

Fully refurbished and finished to the highest standards Utility room and contemporary ground-floor shower

Stunning open-plan kitchen/dining/living space with vaulted ceiling and skylights room

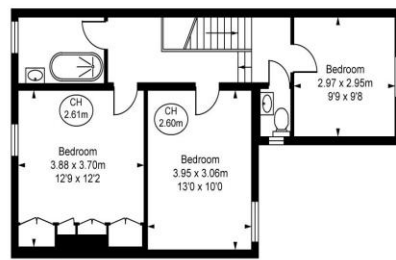
Elegant reception room with feature fireplace and bespoke cabinetry Three double bedrooms and luxury family bathroom

Knights Park, Kingston, KT1

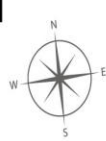
£1,500,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



First Floor
Approximate Gross Internal Area
51.71 sq m / 557 sq ft



Knights Park, KT1

■ Approximate Gross Internal Area

137.75 sq m / 1,483 sq ft

■ Studio/ Gym/ Study

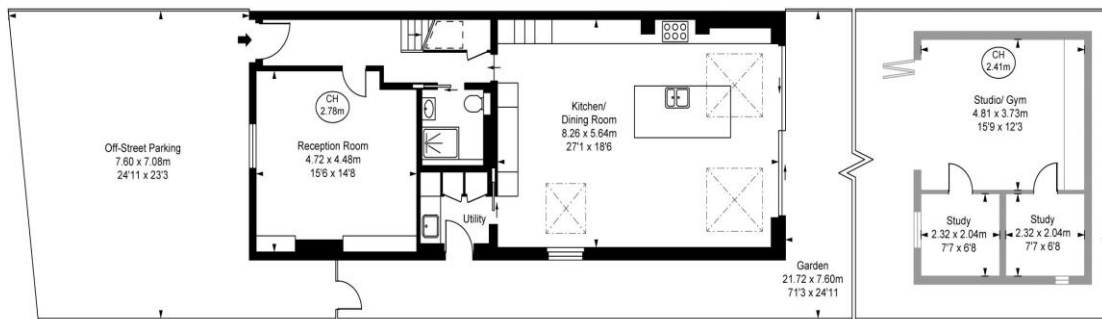
28.14 sq m / 303 sq ft

Total Areas Shown On Plan

165.89 sq m / 1,786 sq ft

(Including restricted height
under 1.5m c = 3)

(CH = Ceiling Heights)



Ground Floor
Approximate Gross Internal Area
86.04 sq m / 925 sq ft



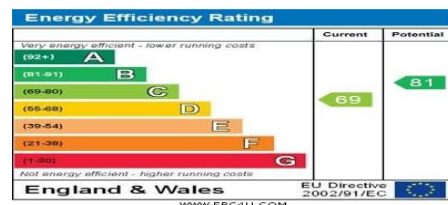
This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice

© Fulham Performance

Tenure: Freehold

Council Tax: F

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.