

ALBANY MEWS NORTH KINGSTON, KT2

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ASKING PRICE £1,250,000





This spacious, stunning, end of terrace, town house, is beautifully presented over 3 floors and benefits from being located in the much sought after Albany Mews Riverside development, with easy access to Lower Ham Road and the thames riverside footpath via a private Albany Mews pedestrian gate and breath-taking River Thames views and walks. ****No Chain**** IMPORTANTLY FOR FAMILES - this house is just moments from some of the very best schools including Fern Hill Primary, The Kingston Acadamy and Tiffin Girls School, all OFSTED OUTSTANDING.



Situation

Situated off the highly desireable Albany Park Road, which is one of North Kingston's premier tree lined streets. Albany Mews is just a short walk from the River Thames walkway and clycle paths, to the stunning Canbury Gardens or just a 15-18 minute walk to Kingston town centre with its amazing shops & restaurants, or to the green open spaces of Richmond Park. There is excellent access to public transport including the 65 Bus Route to either Richmond or Kingston or mainline train stations at Richmond & Kingston, or just a short bike or car ride to the amazing beauty at Richmond Park.

Tenure: Freehold Council Tax Band: G EPC: C 72

ALBANY MEWS

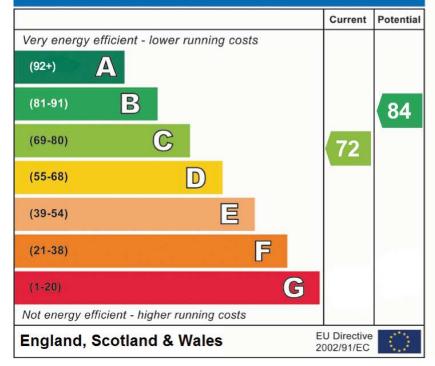
Approximate Gross Internal Area 1357 sq ft / 126.0 sq m Garage Area 278sq ft / 25.8 sq m Total Area 1635sq ft / 151.8 sq m



FEATURES

- Large front reception room
- Stunning open plan kitchen/dinner with double sliding patio doors to the rear garden.
- 4 large double Bedrooms
- 2 bathrooms master bedroom is ensuite & ground floor WC
- Large Loft fully insulated which could also be converted into a large bedroom with ensuite shower room STPP
- Double Garage which could be converted into another reception room or a granny annex STPP
- Driveway for 4 cars
- West Facing Rear Garden
- Private river access

Energy Efficiency Rating



Address: Albany Mews North Kingston, KT2

Environmental Impact (CO₂) Rating

					Current	Potential
Very environmentally friendly - lower CO ₂ emissions						
(92+)						
(81-91)	B					
(69-80)		C				
(55-68)		D				
(39-54)			E			
(21-38)			F			
(1-20)			(G	3	2
Not enviro	nmentally frie	endly - higł	ner CO ₂ emis	sions		
England	l, Scotland	d & Wale	es	100	U Directive 002/91/EC	\bigcirc



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