



GREENWOODS

SALES & LETTINGS

ALBANY MEWS NORTH KINGSTON, KT2

ASKING PRICE £1,250,000





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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 FAMILIES - this house is just moments from some of the very best schools including Fern Hill Primary, The Kingston Academy and Tiffin Girls School, all OFSTED OUTSTANDING.**

Situation

Situated off the highly desirable 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 cycle 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




- 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

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.
GB PRO PHOTOS

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	3	2
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Albany Mews North Kingston, KT2



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