



Park Road
Kingston Upon Thames, KT2

CHESTERTONS





Nestled in a peaceful setting on Park Road, this beautiful ground floor apartment offers a unique blend of spacious living and a stunning outdoor oasis. Boasting two double bedrooms, this home is perfect for first-time buyers, downsizers, or investors seeking a desirable location with exceptional outdoor space.

Step inside to a welcoming entrance hallway leading to a bright and airy living/dining room at the front. Thanks to a dual aspect design, the room is filled with natural light throughout the day, creating a warm and inviting atmosphere. The good sized kitchen features ample storage and a thoughtfully designed breakfast bar that overlooks the breath taking private garden, a true highlight of this property. From here, you have direct access to the garden, which has been significantly extended by the current owner to become the largest among these apartments.

This garden is a peaceful retreat, meticulously landscaped to create multiple sun-soaked spots and a serene ambience. Enjoy an art studio, a handy workshop, and side access that enhances both practicality and privacy. The garden truly feels like your own private sanctuary, perfect for relaxation and creativity alike.

Park Road is ideally situated just a stone's throw from the vast Richmond Park, renowned for its stunning wildlife and natural beauty. The apartment offers effortless access to Kingston Town Centre, Ham, Petersham, and Richmond, with excellent local transport links.

Within walking distance, you'll find convenient amenities on Tudor Drive and Ham Parade, including shops, a doctor's surgery, and a library. Families will appreciate the proximity to highly rated primary and secondary schools such as Tiffin School, Kingston Academy, Alexander Primary, and Latchmere Primary.

- Private Garden
- Good Transport Links
- Close Proximity to Richmond Park
- Close to Kingston and Richmond Town Centre

Asking Price £550,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 °C	79 °C

Tenure: Share of Freehold 952 years

Service Charge: £1370

Ground Rent: £0

Local Authority: London Borough of Kingston Upon Thames

Council Tax Band: C

Chestertons Richmond Sales

23a Friars Stile Road

Richmond

Surrey

TW10 6NH

richmond@chestertons.co.uk

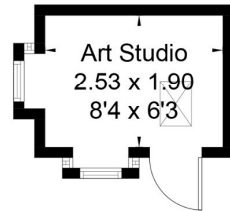
020 3758 3222

PARK ROAD KINGSTON UPON THAMES, KT2

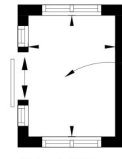
Approximate Floor Area = 69.7 sq m / 750 sq ft

Outbuildings = 11.5 sq m / 124 sq ft

Total = 81.2 sq m / 874 sq ft

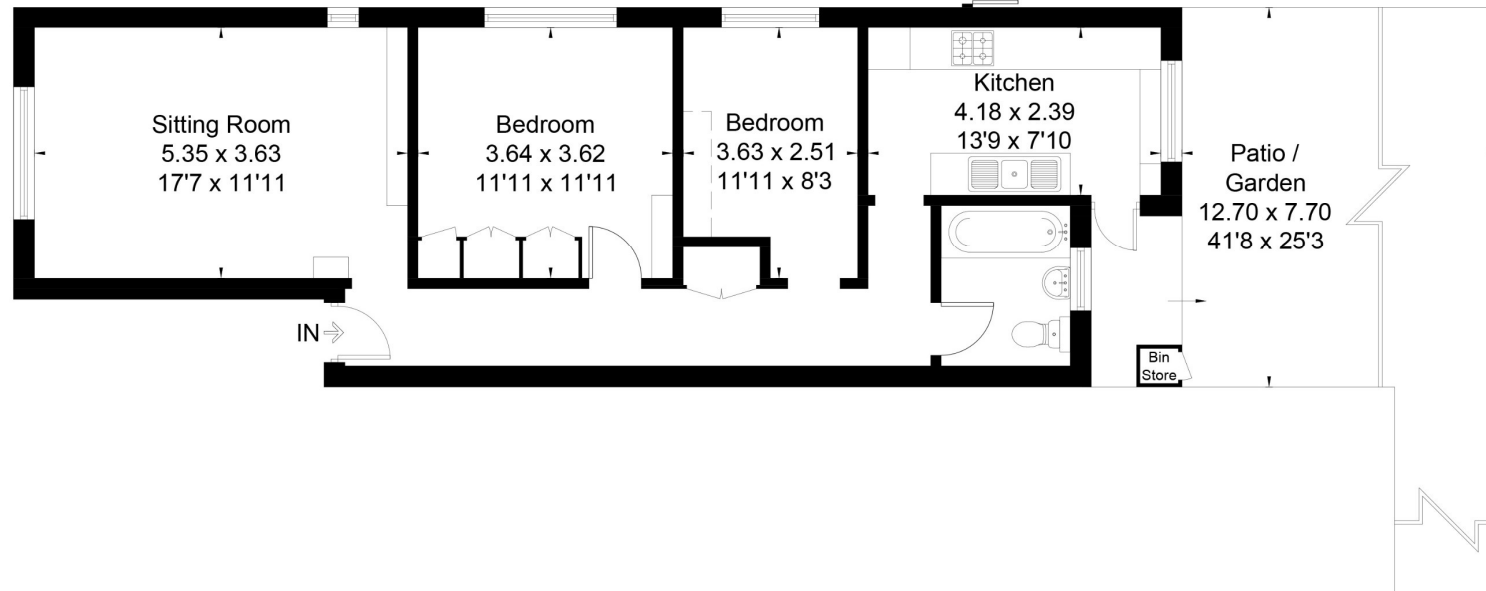
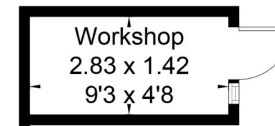


(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

Greenhouse
1.74 x 1.23
5'9 x 4'0



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only @fourwalls-group.com #94299

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