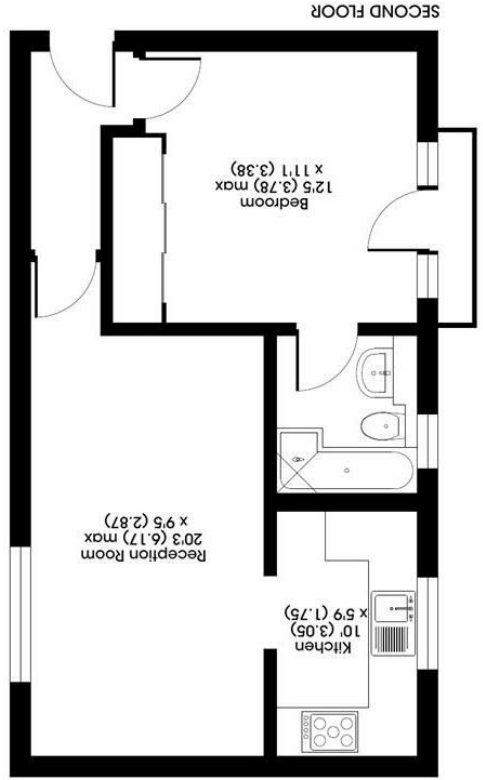


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

England & Wales	
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	C

RICS Certified Property Measurement
 Floor plan produced in accordance with RICS Property Measurement Standards (PS22 Residential) © ndkcom 2023.
 Produced for Gibson Lane, REF: 1038513



Approximate Area = 453 sq ft / 42 sq m
 For identification only - Not to scale

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444



Clifton Road
 Kingston upon Thames KT2 6PH



Guide Price £300,000

- No Onward Chain
- Close to transport links and town centre
- Service Charge £1,000 p.a.
- Ground Rent n/a
- Lease remaining 89 years
- EPC Rating 'C'
- Council Tax Band 'C'
- Allocated Off Street Parking
- Close to Richmond Park

* Tenure: Leasehold

* Local Authority: Kingston upon Thames

Description

Welcome to this charming property located on Clifton Road in the picturesque Kingston Upon Thames. This delightful flat boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With one cosy bedroom and a well-maintained bathroom, this property offers a comfortable living space ideal for individuals or couples.

Built between 1990-1999, this first-floor flat exudes a modern charm while retaining a sense of homely warmth. The allocated parking space ensures convenience for those with vehicles, making coming home a breeze. Additionally, the communal garden/seating area provide a tranquil spot to enjoy a cup of tea on a sunny afternoon.

Situated in a prime location, this property offers easy access to excellent transport links, allowing for seamless travel around the area. Furthermore, the proximity to the stunning Richmond Park presents the opportunity for leisurely strolls or picnics in the great outdoors.

Don't miss out on the chance to make this lovely flat your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.

Situation

Clifton Road is located in this sought after North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Kingston and Norbiton stations giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sectors and the area has an extensive range of leisure facilities.

