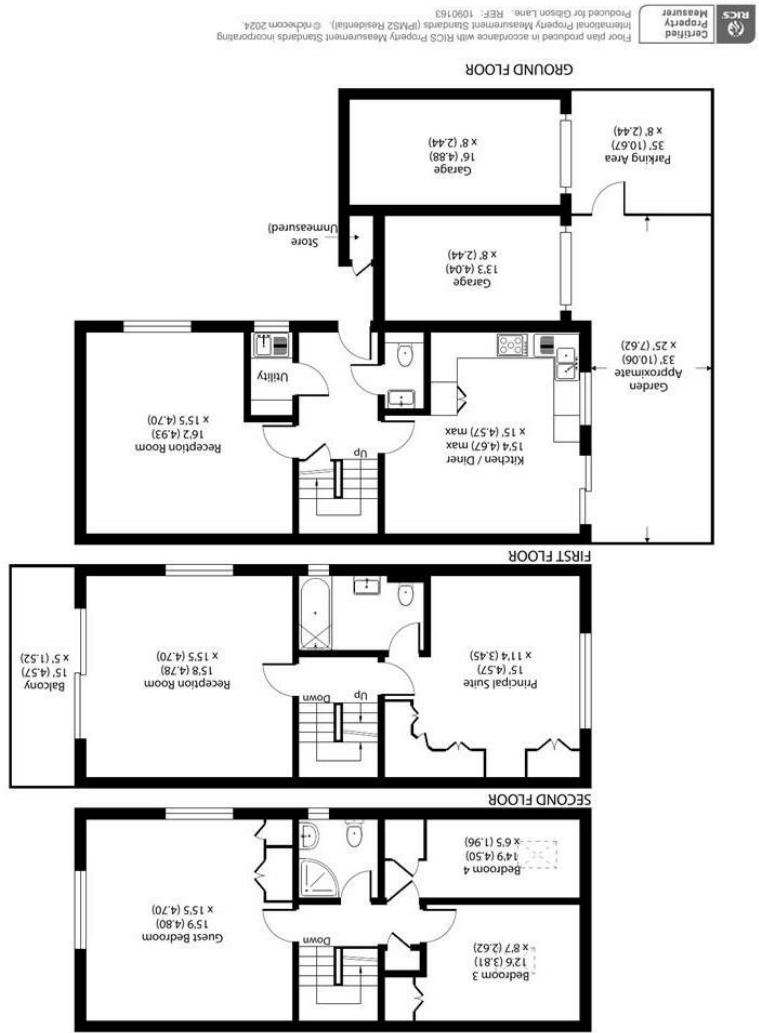


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
EU Energy Rating	A	EU Energy Rating	A
UK Energy Rating	A	UK Energy Rating	A
EU Energy Rating	A	EU Energy Rating	A
UK Energy Rating	A	UK Energy Rating	A



Approximate Area = 1725 sq ft / 160.2 sq m (excludes store)
 Garages = 235 sq ft / 21.8 sq m
 Total = 1960 sq ft / 182 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



PROPOSED FRONT ELEVATION

New timber entrance door under eaves - brickwork to match existing.



Guide Price £1,300,000

- Catchment for outstanding primary, secondary & grammar schools
- Premier North Kingston location
- Sought after riverside development
- larger than average end terrace plot
- 2 garages & off street parking spaces
- 4 double bedrooms & 2 large receptions
- Spacious kitchen/diner
- Direct river views
- Planning permission granted
- Council tax band G

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

Arguably one of the premier residences in this sought after riverside development, located off Albany Park Road, being one of North Kingston's most desirable addresses. Albany Mews is a private development built circa 1985 and comprises of approximately 40 homes surrounded by pockets of greenery and benefitting from a secure residents only gate which leads directly to the River Thames just moments away. We believe this property to be one of the finest homes in the development because it benefits from a larger than average & rather secluded end of terrace plot and most importantly has a direct river view from the principle reception room and balcony. Internally the property is presented to a high standard with generous and rather well balanced accommodation approaching 2000 square foot (including garages) arranged over 3 floors. the spacious rooms are flooded with an abundance of natural light by the large sliding doors and dual aspect windows with westerly orientations. The arrangement is as follows: receiving hall with cloaks/shoe cupboard, utility room and WC, 2 large reception rooms (one with a large west facing balcony enjoying delightful river views and evening sunsets) fully fitted kitchen/diner, 4 double bedrooms with the principle suite having a stunning en-suite bathroom and the guest bedroom with impressive river views, additional shower room and landing areas with storage. Externally the property has a generous side plot which provides a larger than average and rather secluded garden, 2 garages and off street parking for 2 cars (charging of electric vehicles is possible in this area). Planning permission was granted on the 3rd August 2023 for erection of the first floor side extension, front porch extension and garage door infill - this would increase the living accommodation further. The full planning application details are on the Kingston Council Planning Portal -Application no: 23/01525/HOU or visit the link on this webpage

Situation

Albany Mews is a sought after riverside development, located off Albany Park Road, being one of North Kingston's most desirable addresses. The private development was built circa 1985 and comprises of approximately 40 homes surrounded by pockets of greenery and benefitting from a secure residents only gate which leads directly to the River Thames just moments away. This premier residential road is conveniently situated for Richmond Park, Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25 by car. Kingston town centre with its vast array of shops, restaurants and bars is within a mile distance. The standard of schooling in the immediate area is excellent within both the private and state sector.

