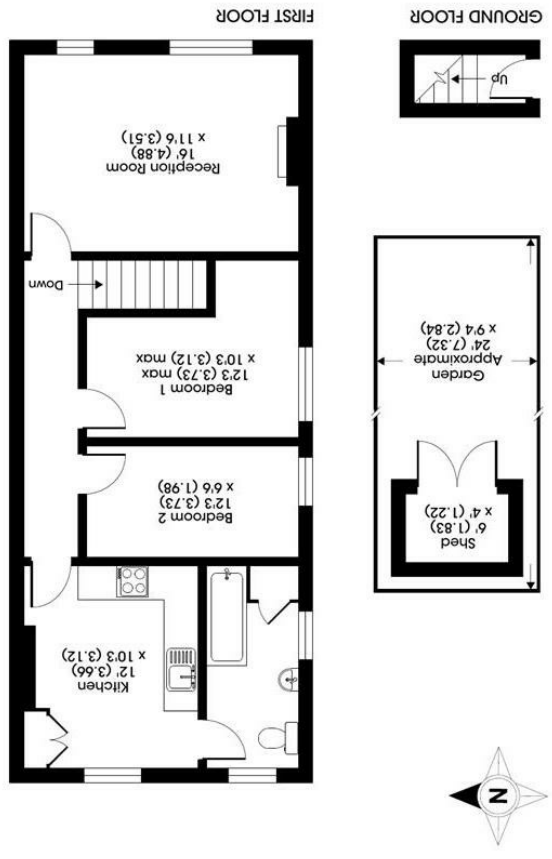


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

Category	Rating
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 2024. REF: 110981



Approximate Area = 685 sq ft / 63.6 sq m
 Shed = 24 sq ft / 2.2 sq m
 Total = 709 sq ft / 65.8 sq m
 For identification only - Not to scale

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT12 5ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444



Dudley Road
 Kingston Upon Thames KT1 2UN



Guide Price £415,000

- First Floor Victorian Maisonette
- Two Double Bedrooms plus One Large Reception
- Fully Renovated in 2018
- Light Modern Decor
- Close to Fairfield Green, Kingston Town Centre and Local Schools

- Viewings Highly Recommended
- Council Tax Band C
- EPC Rating C
- £150 Ground Rent
- 104 Years Remain on Lease

* Tenure: Leasehold

* Local Authority: Kingston upon Thames

Description

A beautifully presented two double-bedroom first-floor maisonette with a generous light and airy reception room at the front of the property (currently in use as a very large bedroom).

The property offers a bright, modern bathroom and a tastefully designed fitted kitchen with high-quality appliances (all included in sale). There is a private, west-facing rear garden.

The property has been finished to a high standard throughout, following a full renovation on 2018.

There is easy access to local transport, including Kingston Station, with frequent trains to London Waterloo.

Situation

Dudley Road is adjacent to the pleasant open spaces of Fairfield Green and the Knights Park/ Fairfield conservation area. This is a much sought-after and well-established residential area, in close proximity to Kingston town centre, with its array of shops, bars, and restaurants.

The property is conveniently located for local primary and secondary schools.

