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England & Wales	
Energy Efficiency Rating	A
Environmental Impact (CO <sub>2</sub> ) Rating	B

Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS 2018) incorporating RICS 2018  
 Produced for Gibson Lane, REF: 114234



Approximate Area = 856 sq ft / 79.5 sq m  
 Including Limited Use Area(s) = 160 sq ft / 14.8 sq m  
 Outbuilding = 17 sq ft / 1.5 sq m  
 Total = 1033 sq ft / 95.8 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



Park Road  
 Kingston Upon Thames KT2 6DB



### Guide Price £699,950

- Victorian Townhouse
- Accommodation Totalling over 1000sqft
- Two/Three Bedrooms
- Well Presented Internally
- Private Rear Garden
- Excellent North Kingston Location
- Moments from Richmond Park
- Close Proximity to Outstanding Schools
- EPC Rating -D
- Council Tax Banding - D

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

### Description

A charming Victorian townhouse offering flexible accommodation arranged over four floors. The property provides a total accommodation in excess of 1000sqft and allows for versatile use of space to suit your needs as this townhouse can accommodate various living preferences. Internally, the property is finished to a fabulous standard, ensuring a modern and stylish living environment. The blend of Victorian architecture with contemporary finishes creates a unique and inviting atmosphere throughout the house.

To the lower ground floor there is a fitted kitchen with direct access onto the Westerly facing private garden and a reception room which could also be used as a bedroom. The ground floor contains a light and bright living room with beautiful fireplace and an extremely spacious modern bathroom. The third floor offers two double bedrooms with the fourth floor providing an additional study area which the current owners also use as an additional bedroom for guests.

Situated just moments away from Richmond Park, Kingston town centre and train station, this townhouse offers unparalleled convenience for those who value easy access to amenities and open green spaces. Viewings are highly recommended to appreciate what this property has to offer!

### Situation

Park Road is a popular residential street ideally situated in the sought after North Kingston area. The property is within walking distance of Richmond Park and conveniently positioned for the River Thames and both Norbiton and Kingston stations giving direct access into Waterloo. Kingston town centre with its array of shops, restaurants and bars is 1/2 a mile away, the A3 with routes to London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector.

