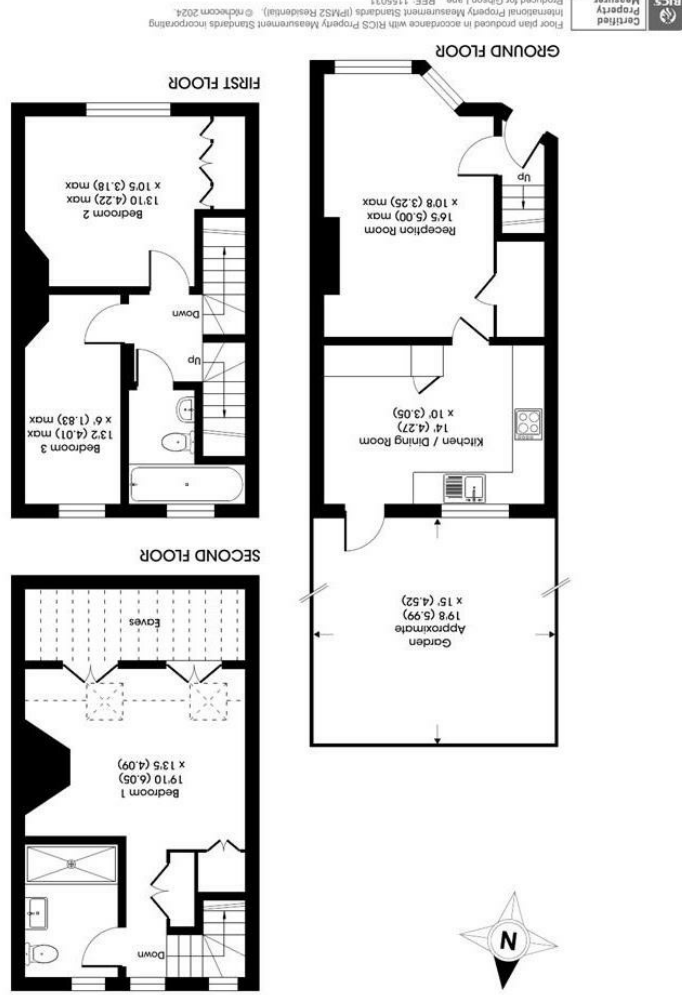
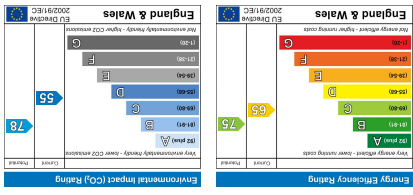


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



Approximate Area = 930 sq ft / 86.3 sq m
 Including Limited Use Areas(s) = 97 sq ft / 9 sq m
 Total = 1027 sq ft / 95.4 sq m
 For identification only - Not to scale

Denotes restricted head height

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





Lower Kings Road
 Kingston Upon Thames KT2 5JA



Guide Price £800,000

- Edwardian Terraced House
 - Three Bedrooms
 - Two Bathrooms
 - Off Street Parking
 - Moments From the River Thames
 - Well Presented Internally
 - North Kingston Location
 - Solar Panels
 - EPC Rating - D
 - Council Tax Band - D
- * Tenure: Freehold * Local Authority: Kingston Upon Thames

Description

LAUNCH DATE SATURDAY 20TH JULY 2024
 An attractive Edwardian three bedroom terraced house in excess of 900 sqft, presented to a high standard throughout and located just moments from the River Thames. The ground floor is ideal for entertainment with a large 16.5' reception room and 14' kitchen/diner which leads directly to a patio garden, perfect for alfresco dining. The first floor offers an impressive double bedroom with fitted wardrobes, a further single bedroom and a bathroom. In the loft is a wonderful master bedroom with en suite shower room. Large windows and high ceilings make the property incredibly light. Externally there is off-street parking, rear access and recently installed solar panels on the roof.

Situation

Lower Kings Road is a popular residential road and is one of the sought after North Kingston River Roads. Conveniently positioned a short walk from Kingston Town Centre and Station, Richmond Park and just a few hundred yards from the delightful Canbury Gardens and the River Thames. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

