



Approximate Area = 457 sq ft / 42.4 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

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**Guide Price £325,000**

- Ground Floor Maisonette
- One Double Bedroom
- Access to the Terrace
- Secure Underground parking

\* Tenure: Leasehold

- Well Maintained Communal Gardens, Residents Concierge and Gym
- Sought After Development
- Located Close to the River Thames | Kingston Station | Shopping Centre
- EPC - C

\* Local Authority: Kingston upon Thames

## Description

This charming one-bedroom flat is well presented internally, showcasing a modern and inviting atmosphere. Situated on the ground floor, this flat boasts its own private entrance, a comfortable reception room, perfect for relaxation or entertaining guests, alongside a good sized bedroom and a modern bathroom.

The flat is set within beautifully landscaped communal gardens, providing a serene environment for residents to unwind. Furthermore, the property benefits from a secure underground parking, concierge service and a residents' gym.

This property is in an excellent location. Just a stone's throw away from Kingston town centre, residents will enjoy easy access to a plethora of shops, restaurants, and amenities. The nearby train station ensures swift connections to London and beyond, making it an ideal choice for commuters. Additionally, the picturesque River Thames and Canbury Gardens are within close proximity, offering lovely outdoor spaces.

## Situation

The Royal Quarter is a popular residential development and is one of the more sought after locations in North Kingston. The development is conveniently positioned for Canbury Gardens and the River Thames with Kingston town centre, station and Richmond Park a short distance away. 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.

