The Property Ombudsman αιζα | bropertymark uaea | bropertymark

be guaranteed.

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. 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 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 have a contract. Important Information

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Floor plan produced in accordance with RICS Property Mesaurement 2nd Edition. Although Pink Plan Lid ensures the highest level of accuracy, memorements of doors, windows and rooms are approximate and no responsibility is taken for enco, omission or misstatement. These plans are for representation bupposes only and no guarantee is given on the botal square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Ground Floor First Floor









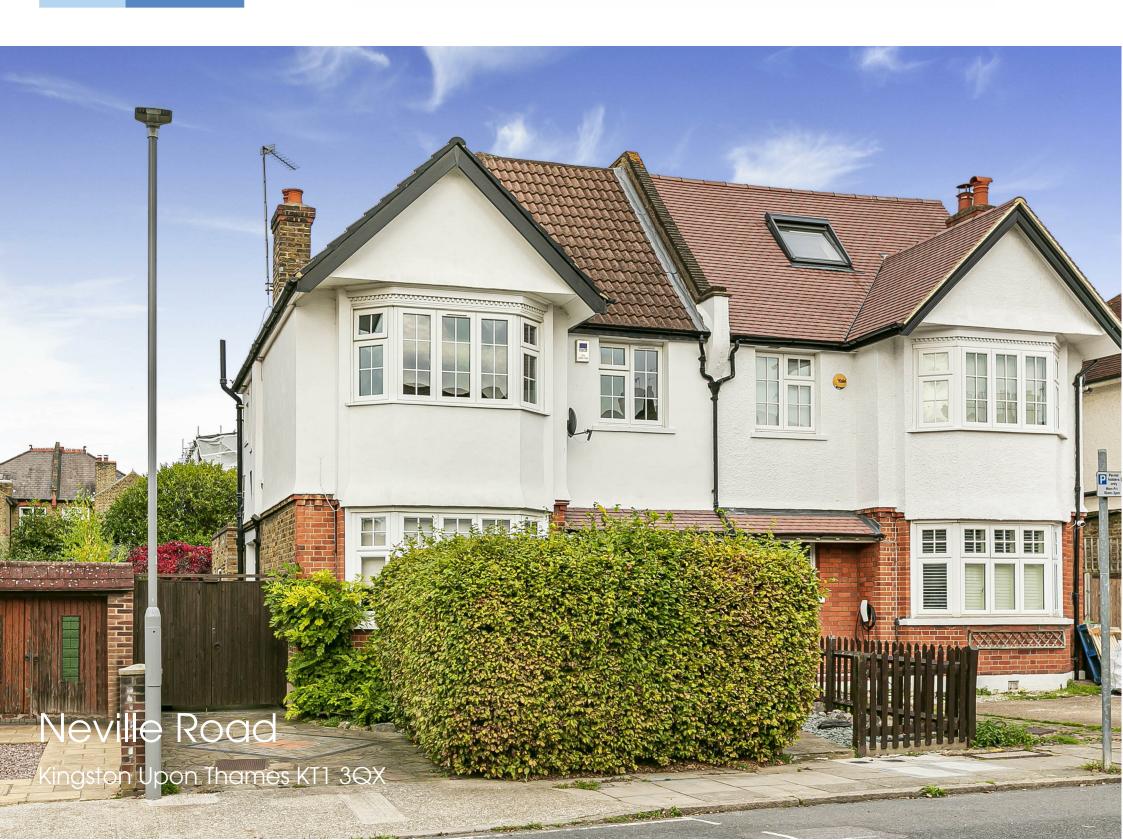
mooA guiviJ 8'11 x 8'41 m33.5 x 84.4 Bedroom 10'9 x 8'10 3.28 x 2.69m mooA gniniQ 01'0 x 11'02 m00.6 x 86.8 Bedroom 15'1 x 12'2 4.61 x 3.70m

> First Floor Area 698 sq 1t - 65 sq m Ground Floor Area 48 sq ft - 4 sq m

Approximate Gross Internal Area 746 sq ft - 69 sq m

Tel: 020 8546 5444 www.gibsonlane.co.uk KIS PED Surrey Kingston upon Thames 34 Richmond Road













Guide Price £475,000

- Two Double Bedrooms
- Spacious First Floor Flat
- Access to Massive Loft Area with Potential Council Tax Band C to Convert
- No Service Charge
- * Tenure: Leasehold

- Peppercorn Ground Rent
- 150 Years Remain on Lease
- EPC Rating C
- No Chain
- * Local Authority: Kingston upon Thames

Description

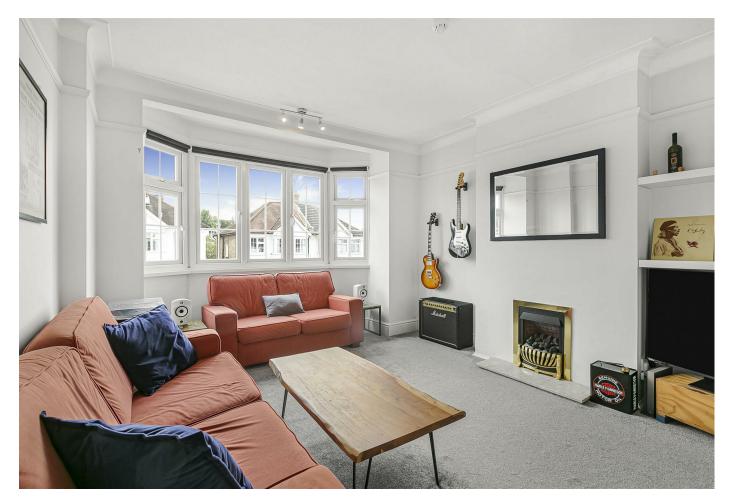
Located in this popular and quiet location this lovely converted flat is in the heart of Norbiton and within an easy walk to the train station and Norbiton village which has a charming array of shops.

Offering a spacious 746 square feet the property features high ceilings, huge loft space and the natural tones compliment this light and airy two bedroom first floor maisonette.

This well balanced property has been lovingly renovated to a high standard and is full of natural charm. The property compromises, private front entrance, two genuine double bedrooms, family bathroom with utility/storage area, bay fronted reception room, with wooden floor linking into the semiopen plan kitchen/reception.

There is access to a massive loft area that has a huge amount of storage and holds potential to increase the size of the property by extending into the loft with permission from the freeholder, potentially creating a split level three bed

This property is being sold with no onward chain. A viewing is highly recommended to see what this lovey property has to offer.



Situation

Neville Road is a sought after residential street conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. The A3 which serves both 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. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.



