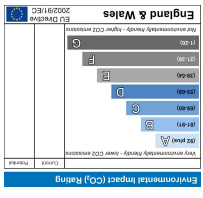
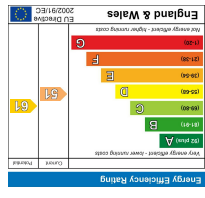


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

Environment Impact (CO ₂) Rating	Energy Efficiency Rating
	

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential) © ndkcom 2023.



Approximate Area = 465 sq ft / 43.1 sq m (excludes store)
 Outbuilding = 20 sq ft / 1.8 sq m
 Total = 485 sq ft / 45 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





Kings Road

Kingston Upon Thames KT2 5JL



Guide Price £375,000

- One Double Bedroom
- Close to Richmond Park
- Private Rear Garden
- Spacious Reception Room
- Council Tax Band D

- Service Charge £91 per month
- Lease Remaining 92 years
- EPC Rating - E
- Ground Rent £10 p.a.

* Tenure: Leasehold

* Local Authority: Kingston upon Thames

Description

Welcome to this charming property located on the ever popular Kings Road in the picturesque Kingston Upon Thames. This stunning ground floor flat boasts one reception room, one bedroom, and one bathroom.

One of the highlights of this property is its private south east facing rear garden, ideal for enjoying with friends and family. The garden provides a lovely outdoor space to relax and unwind, adding a touch of tranquillity to your daily life.

Situated just moments away from Richmond Park's Kingston gate, nature lovers will appreciate the easy access to this beautiful royal park, perfect for leisurely strolls, picnics, or simply enjoying the stunning greenery that surrounds the area.

Don't miss out on the opportunity to make this charming flat your new home. Contact us today to arrange a viewing and envision yourself living in this delightful property on Kings Road.

Situation

Kings Road is centrally situated within Kingston Upon Thames and is ideally positioned for the River Thames, Norbiton mainline train station and the areas extensive shopping and leisure amenities including both high street and artisan shops, independent coffee shops and fabulous bars and restaurants.

