

NORTH KINGSTON



£419,950 LEASEHOLD

LATCHMERE LANE, KINGSTON UPON THAMES, SURREY, KT2 5SG



A CHARACTER 1930s TUDOR STYLE PURPOSE BUILT 2 DOUBLE BEDROOM UPPER FLOOR MAISONETTE with its OWN PRIVATE REAR GARDEN.

Lovely location in Latchmere Lane close to the Recreation Ground.

EXTENDED LEASE of 125 years from 2017

Own private entrance door at ground level : Useful 1st floor study landing area for home working.

Reception Room over 12 ft x 11ft : Trap door to storage loft.

Kitchen with fitted units, integral oven and hob.

Gas central heating system : Double glazing.

Rear garden over 29 ft with a shed and all secluded by fencing.

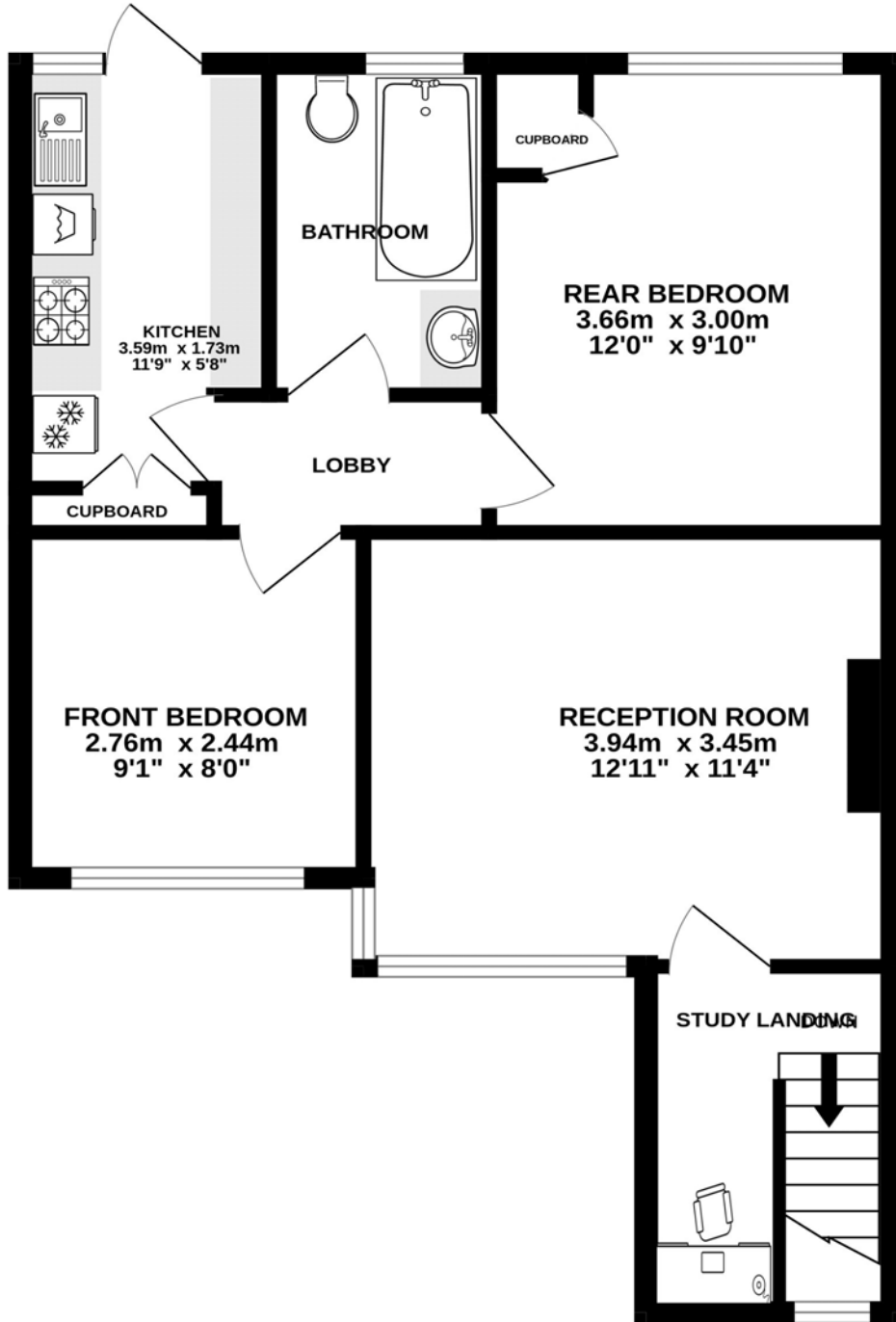
In the popular North Kingston Tudor development near sought after Latchmere and St Agatha's Schools and within reach of Tiffin Girls, TKA and Fernhill School.

Moments from local shops, a Post Office, branch library, bistro pub and buses to central Kingston and Richmond.

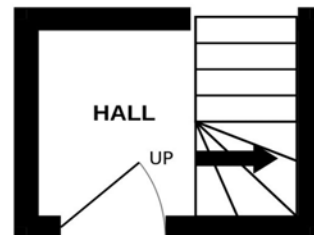
020 8549 5099

www.mervynsmith.co.uk

1ST FLOOR
50.5 sq.m. (544 sq.ft.) approx.



GROUND FLOOR
3.3 sq.m. (36 sq.ft.) approx.



TOTAL FLOOR AREA : 53.9 sq.m. (580 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

ENTRANCE PORCH:

Double glazed leaded style entrance door into

HALL:

With laminate floor, coat rack and stairs up to 1st floor.

STUDY LANDING:

Double glazed leaded style window to front, balustrade, radiator, fitted desk unit.



RECEPTION ROOM: Abt. 12 ft 11 x x 11 ft 4 (43.94m x 3.45m)

Leaded style double glazed window to front and additional double glazed front side window, radiator, laminate flooring, stripped pine rear door to inner lobby.





INNER LOBBY:

Doors to all rooms, trap door to loft.

KITCHEN: Abt. 11 ft 5 x 6 ft (3.49m x 1.82m)

Fitted units and cupboards at eye and base level, worktops and breakfast bar, white tile splashbacks, inset sink unit, inset gas hob with hood over, inbuilt oven, spaces for washing machine and fridge/freezer, double doors to meters/store cupboard, double glazed rear window and access door to balcony with steps down to passageway to the garden.



FRONT BEDROOM: Abt. 9 ft 1 x 8 ft 8 (2.76m x 2.44m)

Double glazed leaded style window to front aspect, radiator.



REAR BEDROOM: Abt. 12ft x 9 ft 10 (3.66m x 3.00m)

Double glazed window to rear garden aspect, radiator, inbuilt corner cupboard.



BATHROOM:

White suite comprising wash hand basin with cabinet under, WC and panel enclosed bath with shower mixer and screen. Double glazed frosted window, heated towel rail, radiator, tiled floor, two white tiled walls.



OUTSIDE:

BALCONY off the rear of the kitchen with steps down to passageway to the garden.

PRIVATE REAR GARDEN: Abt. 29 ft 3 x 16 ft 4 max across (8.93m x 5m)

Mainly shingled with garden shed, all secluded by fencing.





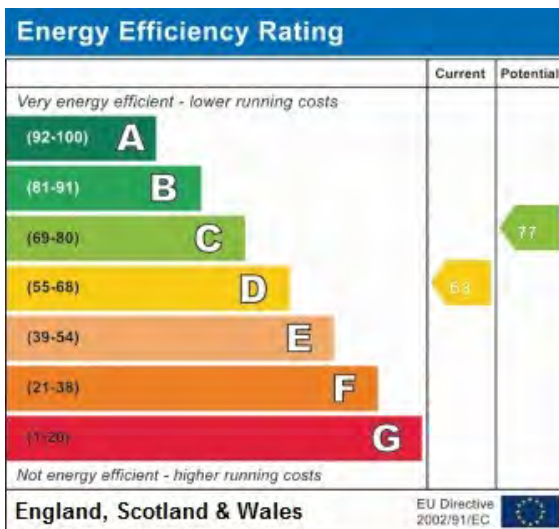
The property is also by the open spaces of Latchmere Recreation Ground.





COUNCIL TAX - BAND D (Royal Borough of Kingston upon Thames)

ENERGY RATING - BAND D



LEASE: 125 years from 24th June 2017

*These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition. As a guide to prospective buyers, we have been advised by the vendor regarding the service charge but we have not inspected any accounts and we do not know their terms and conditions. Prospective buyers and their legal advisers will have to establish the exact outgoings and obligations prior to any legal commitment to purchase. **DISCLAIMER:** Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.*

**MERVYN
SMITH**

**315 RICHMOND ROAD,
KINGSTON UPON THAMES, SURREY, KT2 5QU
TEL: 020 8549 5099**

WEBSITE: www.mervynsmith.co.uk E-MAIL: sales@mervynsmith.com