

NORTH KINGSTON



£415,000 : LEASEHOLD

PARK ROAD, KINGSTON UPON THAMES, SURREY, KT2 5LY



**A WELL PRESENTED 2 BEDROOM 1930s UPPER FLOOR PURPOSE BUILT MAISONETTE
with its own SUNNY SOUTHWESTERLY FACING PRIVATE REAR GARDEN OVER 48 FT.**

Elegant lounge/dining room with flame effect fire set in a feature fireplace surround and attractive front views towards Richmond Park.

Smart REFURBISHED KITCHEN with induction hob and oven and integral fridge, dishwasher, and washing machine.

Bathroom with white suite.

Gas central heating system with an efficient Worcester Greenstar condensing combi boiler.

NEW DOUBLE GLAZED WINDOWS THROUGHOUT INSTALLED IN 2019 with Fensa certification.

LONG LEASE OVER 900 YEARS and low outgoings.

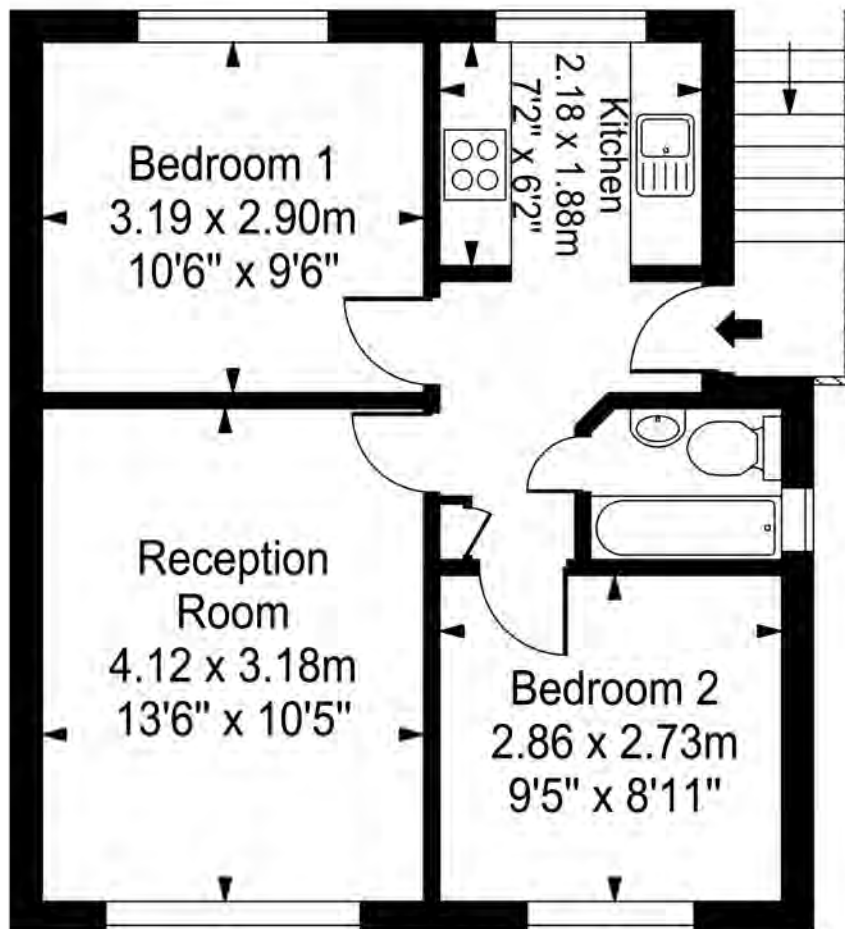
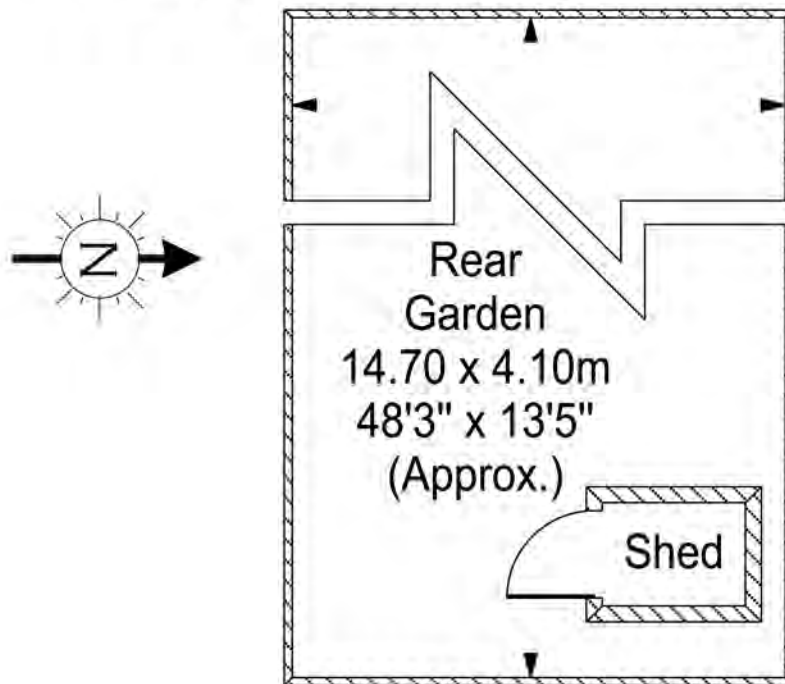
Located in the quieter section of Park Road in popular North Kingston, with riding stables and allotments just along the road, but is close to Tudor Drive with its buses to Richmond and Kingston, library, shops and Post Office, and is also within nearby reach of Latchmere & St Agatha's schools.

020 8549 5099

www.mervynsmith.co.uk

Park Road

Approx. Gross Internal Area
44 Sq M - 473 Sq Ft



First Floor

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

Floor plan by www.frameworkphotos.co.uk

Staircase up to **FIRST FLOOR COVERED PORCH** with part glazed entrance door into ...

HALL

Wood flooring, storage/meter cupboard, trap door to loft space.

LOUNGE/DINER: Abt. 13 ft 6 into bay x 10 ft 5 (4.12m into bay x 3.18m)

Double glazed window to front with view towards Richmond Park, radiator, picture rail, flame effect gas fire inset in feature fireplace with mantelpiece and hearth.



KITCHEN: Abt. 7 ft 2 x 6 ft 2 (2.18m x 1.88m)

Fitted units at eye and base level, worktops, tile splashback, inset sink, inbuilt induction hob and oven, integral dishwasher, fridge/freezer and washing machine, double glazed window to rear garden aspect, wood floor, wall mounted Worcester Greenstar condensing boiler.



BATHROOM

Part tiled walls, tile floor, panelled bath with thermostatic taps, shower and shower rail and curtain, wash hand basin with cabinet under, WC, double glazed frosted window, radiator.



BEDROOM ONE Abt. 10 ft 6 x 9 ft 6 (3.19m x 2.90m)

Double glazed window to garden aspect, radiator, picture rail.



BEDROOM TWO/OFFICE Abt. 9 ft 5 x 8 ft 11 (2.86m x 2.73m)

Double glazed window to front aspect towards Richmond Park, radiator, picture rail.



PRIVATE REAR GARDEN Abt. 48 ft x 13 ft (abt 14.7m x 4.10m)

Decked seating area, garden shed, main area laid to lawn with borders.





LEASE: 999 years from September 29th 1937

GROUND RENT: stated as £4.4.0 PA

COUNCIL TAX: Band C (Royal Borough of Kingston Upon Thames)

EPC RATING: Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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**

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