



309 Park Road, Kingston Upon Thames

Prices From **£400,000**

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Kingston Upon Thames, Kingston Upon Thames

WELL PRESENTED 2 BEDROOM 1930s UPPER FLOOR PURPOSE BUILT MAISONETTE with own SUNNY SW FACING REAR GARDEN OVER 48 FT. Elegant lounge/dining room, smart REFURBISHED KITCHEN. New dbl glazed windows installed 2019. LEASE OVER 900 YEARS and low outgoings.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

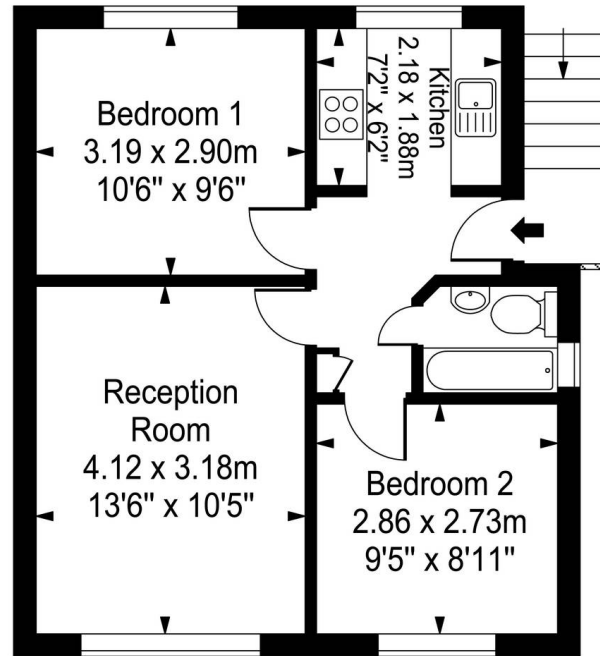
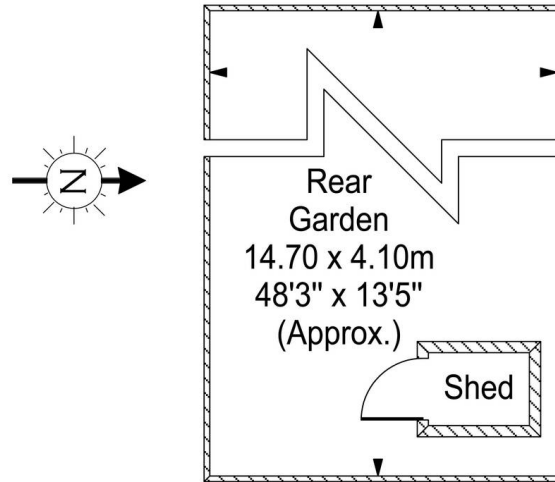
EPC Environmental Impact Rating: E



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.

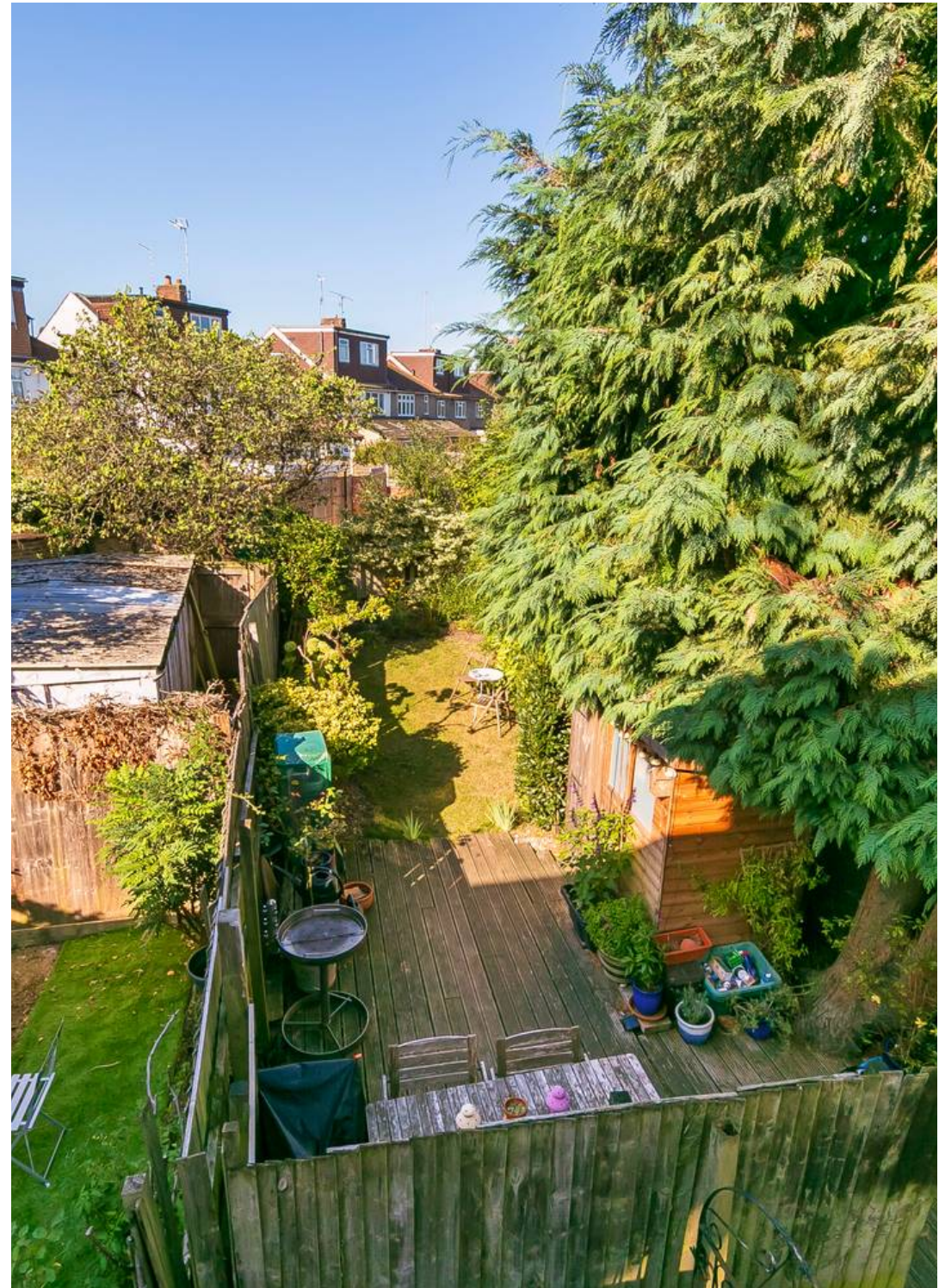
Floor plan by www.frameworkphotos.co.uk

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- 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.





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Introducing a prestigious 2-bedroom semi-detached maisonette situated in the sought-after area of North Kingston. This well-presented property boasts a 1930s upper floor purpose-built design with an elegant lounge/dining room, complete with a flame effect fire nestled in a striking fireplace surround. Here, you can enjoy picturesque front views towards the renowned Richmond Park, adding a touch of tranquillity to your living space.

The smartly refurbished kitchen is a highlight of this home, featuring modern fixtures including an induction hob, oven, integral fridge, dishwasher, and washing machine. The bathroom, adorned with a white suite, complements the overall contemporary appeal of the property. For utmost comfort, a gas central heating system, powered by an efficient Worcester Greenstar condensing combi boiler, ensures warmth and constant hot water throughout.

In 2019, all windows were newly replaced with double glazing, providing a soundproof and energy-efficient living environment, certified by FENSA. With a long lease spanning over 900 years and low outgoings, this residence offers a secure and cost-effective investment for discerning buyers.

Positioned on the quieter stretch of Park Road, this property enjoys proximity to local amenities, such as riding stables and allotments, adding to the charm of the neighbourhood. Additionally, Tudor Drive, with its conveniently located buses offering routes to Richmond and Kingston, along with a library, shops, and a post office, is just a stone's throw away. Families will appreciate the easy access to Latchmere & St Agatha's schools, further enhancing the appeal of the location.

In conclusion, this immaculate 2-bedroom maisonette presents a rare opportunity to own a thoughtfully designed and impeccably maintained home in the heart of North Kingston.

