

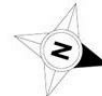
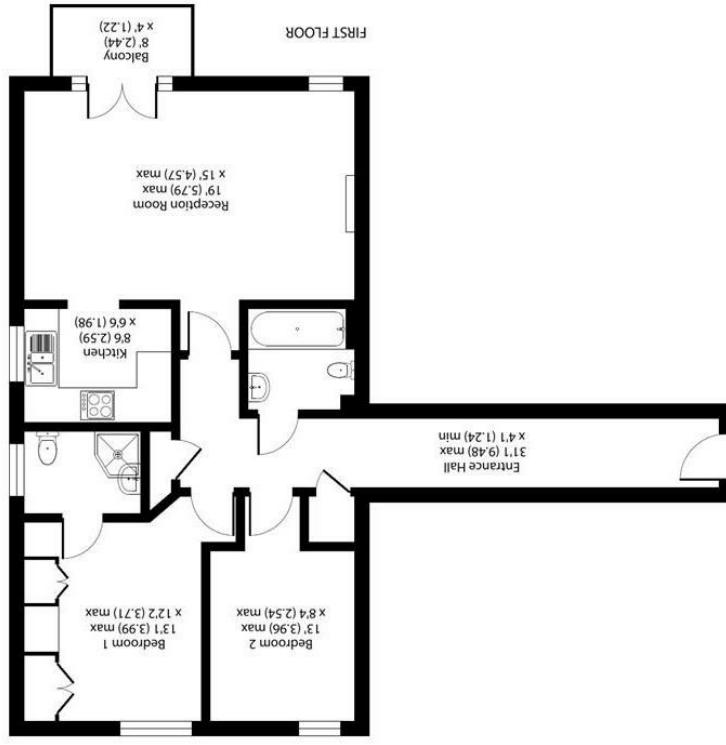
**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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

Energy Efficiency Rating	
Band	7/8
Score	72

Environmental Impact (CO <sub>2</sub> ) Rating	
Band	C
Score	35

RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards (PSM2 Residential) © ndkcom 2023. REF: 97626



Approximate Area = 782 sq ft / 72.6 sq m  
 For identification only - Not to scale

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 Surrey  
 KT2 5QU  
 www.gibsonlane.co.uk  
 Tel: 020 8247 9444



Richmond Road  
 Kingston Upon Thames KT2 5LH



### Guide Price £455,000

- Two double bedroom flat
- Situated on first floor with balcony
- Allocated parking space
- Short walk to river
- 19ft reception room

- EPC rating C
- Council tax band D
- Lease 103 years remaining
- Service charge £2,500pa
- Ground rent £150pa

\* Tenure: Leasehold

\* Local Authority: Kingston upon Thames

### Description

A delightful two bedroom first floor flat situated within this popular development just moments from the river and the amenities of Ham Parade. The property features an airy well balanced layout with generous accommodation approaching 800sqft comprising: two double bedrooms, two bath/shower rooms, reception/dining room and a fitted shaker style kitchen. Outside there are communal gardens and an allocated parking space. The property has the benefit of a large loft storage space and is sold with no forward chain.

### Situation

Richmond Road is a sought after road situated a short distance from the River Thames and within close proximity of the 2,400 acre Richmond Park. This property is ideally positioned between Kingston and Richmond town centres with their extensive range of retail outlets, restaurants and overland and underground stations. The local shops of Ham Parade are just moments away and Ham Common is also close by. The standard of schooling within the immediate area is excellent and includes: Tiffin School for Girls, The Kingston Academy, Fern Hill primary and Grey Court.

