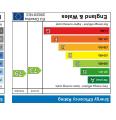


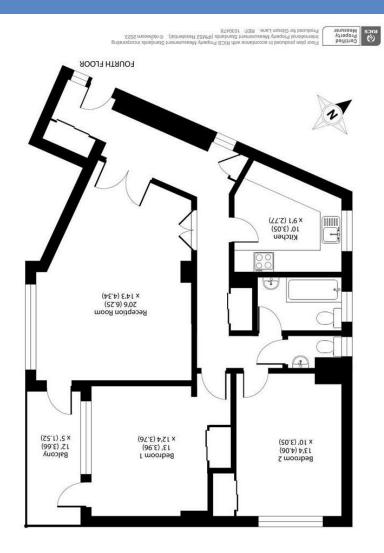
Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any offer or contract, and their accuracy cannot the understanding that all negotiations are made through this company. Meither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Important Information





Tel: 020 8247 9444 www.gibsonlane.co.uk KIS 200 Surrey Ham 323 Richmond Road





Lot identification only - Not to scale Approximate Area = 904 sq ft / 83.9 sq m











Guide Price £625,000

- Prestigious gated development
- Stunning river views with south west facing balcony
- Two bedroom fourth floor apartment
- Private gardens; residents' swimming pool
- Allocated covered parking space
- * Tenure: Leasehold Share of Freehold
- Lease 152 years remaining
- Peppercorn ground rent
- Service charge £3,700 per annum
- EPC rating C
- Council tax band F

* Local Authority: Kingston

Description

A spacious two bedroom apartment in need of modernisation situated within the prestigious Albany development on the banks of the Thames. This fourth floor property features stunning views of the river along with well balanced accommodation comprising: two double bedrooms, large reception/dining room, separate kitchen, bathroom, separate WC and a generous balcony offering space for table and chairs. Outside there are attractive landscaped gardens with direct access to the Thames path, a residents' swimming pool and an allocated carport. Further benefits include an on-site caretaker and no onward chain. We would highly recommend an internal viewing to fully appreciate what this development has to offer.



Situation

Located in this premier North Kingston road just moments from the River Thames and Canbury Gardens, Albany Park Road is a highly sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo and is easily accessible to the A3 serving London and the M25. Richmond Park with its thousands of acres of delightful parkland is close by and Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the area is excellent and there is also an extensive range of sports and leisure facilities.



