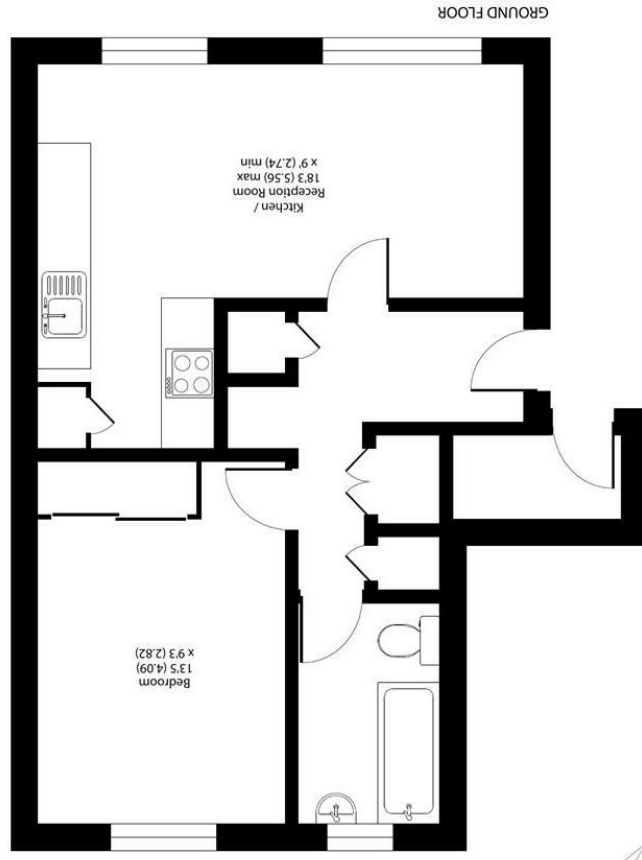


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated.
 Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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

England & Wales	
Energy Efficiency Rating	A
Environmental Impact (CO ₂) Rating	A

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Revision 2024).
 Produced for Gibson Lane, REF: 1080139
 RICS Certified Property Measurement



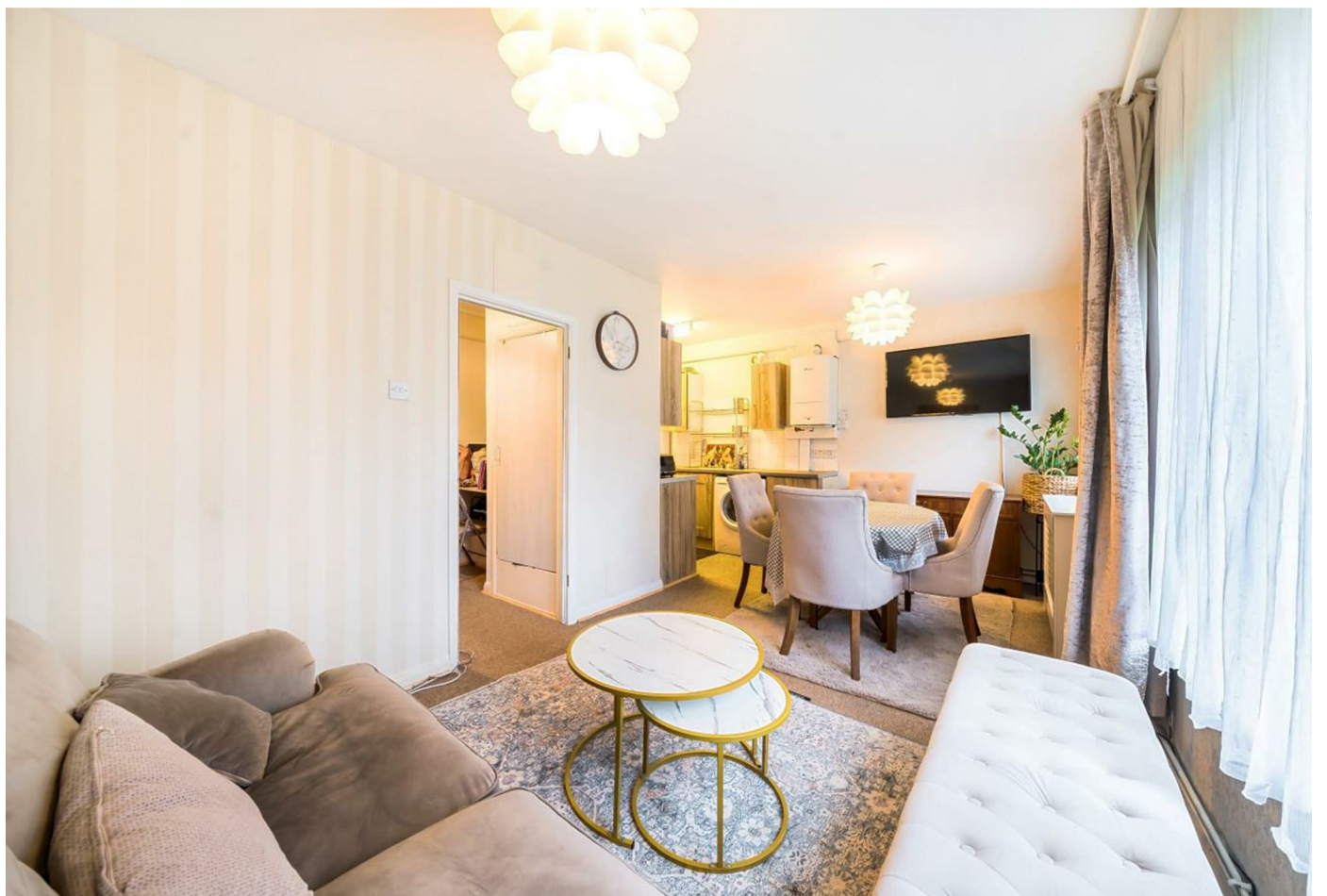
Approximate Area = 500 sq ft / 46.6 sq m
 For identification only - Not to scale

323 Richmond Road
 Ham
 Surrey
 KT2 5QU
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 Tel: 020 8247 9444





Beard Road
 Kingston Upon Thames KT2 5PG



Guide Price £300,000

- No Onward Chain
- Ground Floor One Double Bedroom Flat
- Open Plan Kitchen/Living Area
- Communal Gardens
- On Street Residents Parking
- Service Charge - £1900 p.a.
- Ground Rent - £150 p.a.
- 116 Years Remaining on Lease

* Tenure: Leasehold

* Local Authority: Kingston Upon Thames

Summary

A charming one double bedroom leasehold flat situated in a quiet cul-de-sac just 0.4 miles from Ham Gate of Richmond Park. Internally the property is presented to a good standard throughout and has clearly been well maintained over the years. Accommodation features a well balanced layout comprising one double bedroom, open plan kitchen/living area, family bathroom and a separate fitted kitchen. Outside the property benefits from a secluded communal garden to the rear providing a peaceful space right on your doorstep.

Viewings are highly recommended to experience what this lovely flat has to offer.

Location

Beard Road is a quiet leafy cul de sac ideally situated in the sought after North Kingston/ Ham area. The property is within close proximity of Richmond Park and conveniently positioned for the River Thames and both Norbiton and Kingston stations giving direct access into Waterloo. Ham Parade and Kingston town centre with its array of shops, restaurants and bars is a short distance away and the A3 with routes to London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector.

