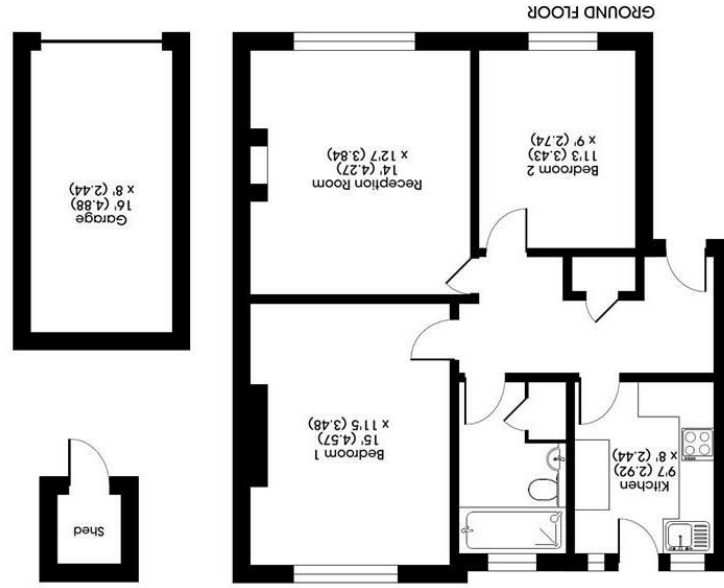


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Category	Rating	Score
Energy Efficiency Rating	B	73
Environmental Impact (CO ₂) Rating	C	69

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS).
 Produced for Gibson Lane, REF: 141404
 © December 2024



Approximate Area = 723 sq ft / 67.2 sq m
 Outbuilding(s) = 146 sq ft / 13.5 sq m
 Total = 869 sq ft / 80.7 sq m
 For identification only - Not to scale

323 Richmond Road
 Ham
 Surrey
 KT2 5QU
 www.gibsonlane.co.uk
 Tel: 020 8247 9444





360 Richmond Road
 Kingston Upon Thames KT2 5PT



Guide Price £475,000

- Recently Renovated Ground Floor Flat
- Communal Gardens with storage
- New Double Glazed Windows & Flooring
- Immaculate Condition
- Garage and Parking
- Two Double Bedrooms
- 88 Years remain on lease
- Council Tax Band - D
- EPC Rating - C
- Service Charge circa £200 p.c.m.

* Tenure: Leasehold - Share of Freehold Upon Thames

* Local Authority: Kingston

Summary

Welcome to Fernhill Court, Richmond Road, Kingston Upon Thames - a charming ground floor flat that offers a perfect blend of comfort and convenience. This delightful property boasts a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. With two double bedrooms, there's plenty of space for family or guests to stay over.

The flat features a modern bathroom, new windows and flooring, adding a touch of contemporary elegance to the space.

One of the highlights of this property is the communal garden, providing a tranquil outdoor space to enjoy a morning coffee or a weekend barbecue. Additionally, the garage and storage offer practical solutions for keeping your belongings safe and organized.

Situated in a great catchment area for local schools, this flat is perfect for families looking to provide their children with quality education. The location of 360 Richmond Road is ideal for those who appreciate the convenience of nearby amenities and easy access to transportation links.

Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the charm of 360 Richmond Road for yourself.

Location

Situated conveniently for Richmond Park, river Thames and local shops in Ham Parade, Kingston and Richmond upon Thames town centres.

Kingston is well known for its educational facilities, while nearby recreational pursuits include Ham Common, the River Thames, Richmond Park and a choice of riverside bars, restaurants and theatres.

