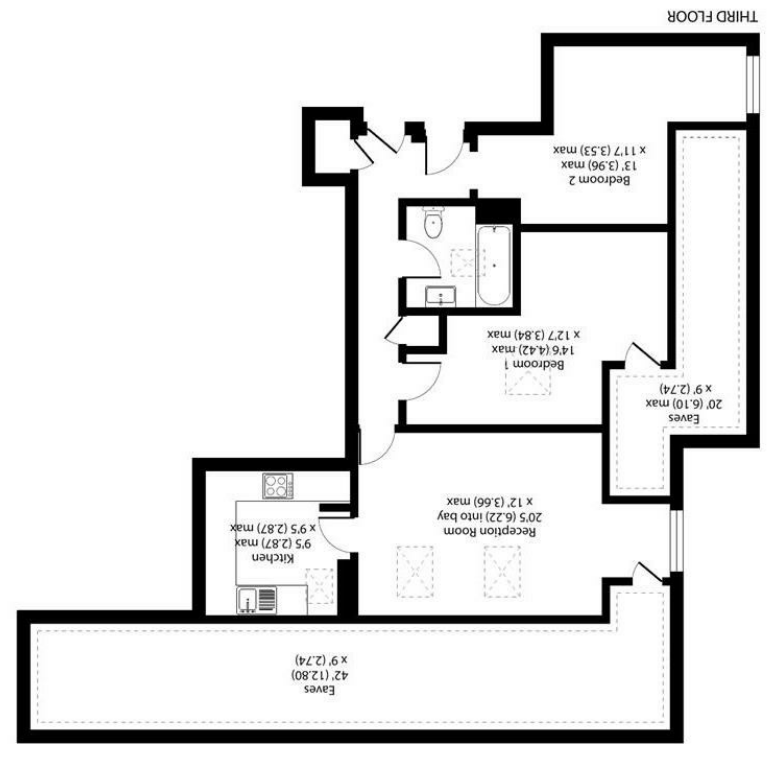




**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	C

**RICS Property Measurement**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © December 2024.  
 Produced for Gibson Lane. REF: 194756



Approximate Area = 1229 sq ft / 114 sq m  
 (Including Limited Use Area(s) = 467 sq ft / 43.3 sq m)  
 For identification only - Not to scale

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



**Grantham Court, Richmond Road**  
 Kingston Upon Thames KT2 5LH



### Guide Price £425,000

- Two double bedroom top floor flat
- Lift serviced
- Short walk to river
- Allocated parking space
- Fantastic Location
- Ground Rent £300 p.a.
- 102 Years remain on Lease
- Service Charge £2,262.41 p.a.

\* Tenure: Leasehold

\* Local Authority: Kingston Upon Thames

### Summary

A delightful two bedroom top floor flat situated within this popular development just moments from the river, Richmond Park and the amenities of Ham Parade. The property features an airy well balanced layout with generous accommodation totalling over 1200 sq. ft. (including limited use space) comprising: two double bedrooms, family bathroom, reception/dining area and a fitted kitchen. Outside there are communal gardens and an allocated parking space. The property has the benefit of a large loft storage space and is located close to local shops and has good transport links with regular bus services to Kingston and Richmond. The property falls within the catchment area of Ofsted rated Outstanding Schools.

### Location

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.

