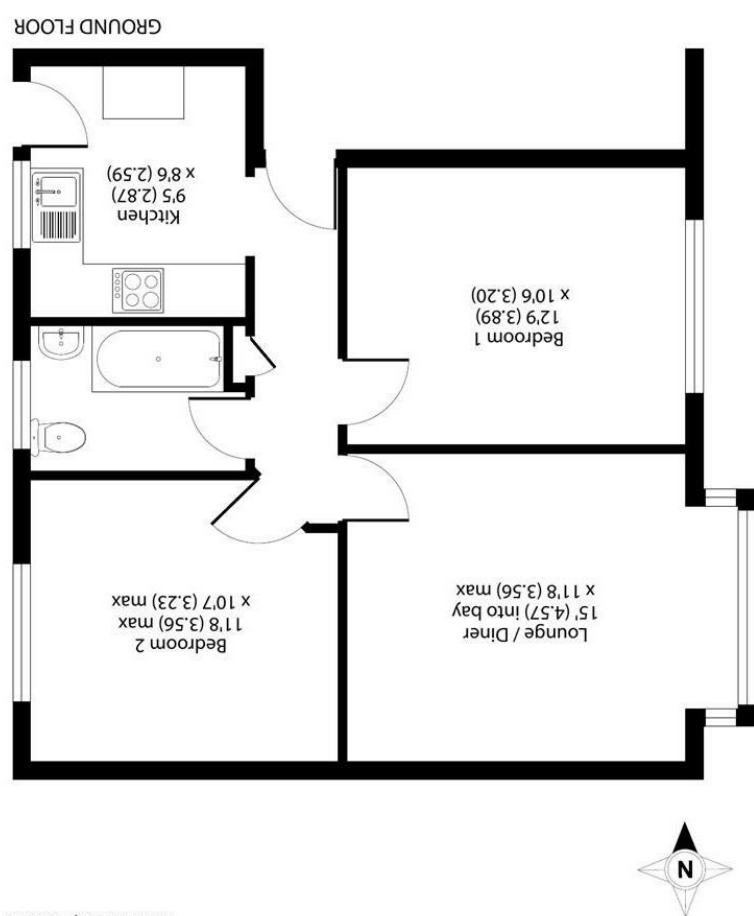


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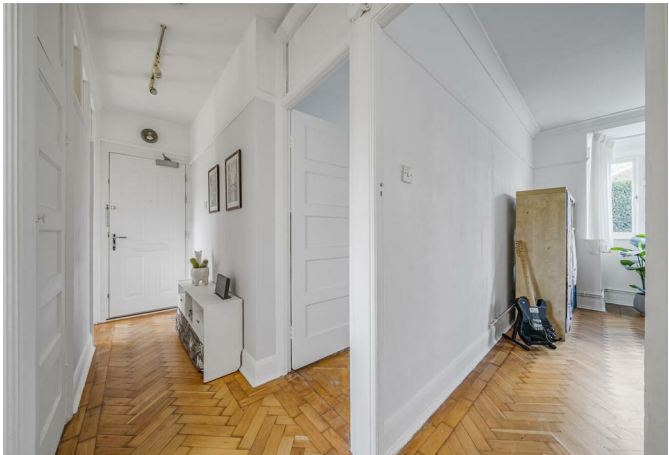


Approximate Area = 605 sq ft / 56.2 sq m
For identification only - Not to scale

323 Richmond Road
Ham
Surrey
KT12 5QU
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Tel: 020 8247 9444

gilson lane





Guide Price £415,000

- 2 Bedroom Apartment
- Ground Floor
- North Kingston Location
- Great School Catchment Area
- Service Charge £2,773.55 p.a.
- No Ground Rent
- EPC Rating - D
- Council Tax Band - C

* Tenure: Leasehold - Share of Freehold

* Local Authority:

Summary

Welcome to this charming ground floor apartment located in the peaceful setting of Lancaster Close, Kingston Upon Thames. This delightful flat boasts a spacious layout with one reception room, two double bedrooms, a well-maintained bathroom and a modern kitchen with direct access to the communal garden. Built in 1939, this property exudes character and charm while offering modern comfort. Situated in a quiet cul de sac, you can enjoy the tranquillity this lovely neighbourhood offers. This apartment is located in a great school catchment area, ensuring that your children have access to excellent educational opportunities. Don't miss the chance to make this flat your new home in Kingston Upon Thames. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.

Location

Lancaster Close is a quiet residential turn off Lancaster Gardens. Lancaster Gardens is a particularly sought after road ideally situated in the popular North Kingston area. The property is conveniently positioned for both Kingston and Richmond stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston and Richmond town centres with their array of shops and restaurants are a short distance away and the River Thames and Richmond park are both near by. The standard of schooling in the immediate area is excellent within both the private and state sector.

