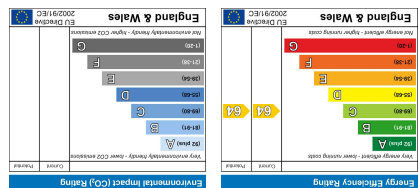


**Important Information**  
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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







## Guide Price £425,000

- Top Floor Apartment
- Balcony with Stunning Views of Richmond Park
- Two Double Bedrooms
- Moments from Richmond Park
- Share of Freehold
- 952 Years Remain on Lease
- Service Charge £1,496.38 p.a.
- No Ground Rent
- No Onward Chain

\* Tenure: Leasehold - Share of Freehold Upon Thames

\* Local Authority: Kingston

## Summary

Nestled in the charming area of Wilmer Crescent, Kingston Upon Thames, this well-presented top floor apartment features two spacious double bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. There is also a well-appointed bathroom and modern fitted kitchen. One of the standout features of this property is the lovely balcony, which offers stunning views over the picturesque Richmond Park. Additionally, the apartment comes with the added benefit of a share of the freehold, providing a sense of ownership and stability. For those with a vehicle there is communal unallocated residents parking, adding to the convenience of this delightful home. In summary, this two-bedroom apartment in Kingston Upon Thames presents a wonderful opportunity for anyone looking to enjoy a blend of comfort, style, and scenic views. With its prime location and appealing features, it is sure to attract interest from a variety of buyers.

## Location

Wilmer Crescent is located off Park Road and conveniently located for Kingston town centre. Situated within just 1.1 miles (20 minute walk) of Norbiton's Zone 5 railway station it offers convenient access in two directions into London terminals. Kingston town centre offers a varied and comprehensive choice in shops via the High Street and Clarence Street and Kingston Riverside also offers a number of well-known and popular restaurants.

