



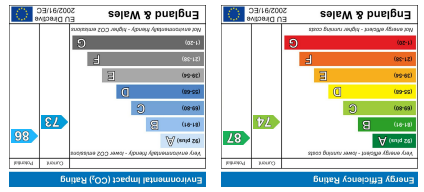
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Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress



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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Guide Price £1,475,000

- Detached House
- One Storage Unit
- One Open Plan Unit with Mezzanine Floor
- Off Street Parking
- 300 Square Metre Plot
- Huge Potential to Develop
- Great North Kingston Location
- EPC Rating - C
- Council Tax Band - E

Tenure: Freehold
Local Authority: Kingston upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

FOR DEVELOPERS AND INVESTORS
A rare opportunity to buy this freehold 300 square metre plot comprising a stunning two bedroom detached Victorian house (130) and two self contained units to the rear (130a & 130b). The plot is being sold as one title and has huge potential to develop, using the existing house and/or adding properties to the rear. 130 is a two bedroom detached residential dwelling and has been let at £2300 pcm. 130A is a commercial property and currently has small business rate relief. 130B is also a commercial property. Planning for conversion to residential has been granted (13/12330/FUL) - 25/01744/PAMA change of use 130A & 130B to residential. 130a +130B also has permitted development rights to convert into a 3 Bed residential property.



Situation

Acre Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.

