

**Shaw
& Co**
ESTATE
AGENTS

ASKING PRICE
£220,000
Park Road
KT2 6DE

**Shaw
& Co**



PROPERTY SUMMARY

Freehold parcel of land with full planning permission granted for the construction of a two-bedroom detached house arranged over two floors, extending to approximately 748 sq ft.

The site offers a number of additional advantages: Community Infrastructure Levy (CIL) has been paid in full, planning conditions have been discharged, and building regulations drawings have been prepared. The property also benefits from the necessary easements and agreed party wall arrangements.

Ideally positioned in a highly sought-after location, the property enjoys easy access to Kingston town centre, offering an excellent selection of cafés, restaurants, and retail outlets. Kingston Train Station is conveniently close by, while the expansive green spaces of Richmond Park are just within walking distance. scl-land

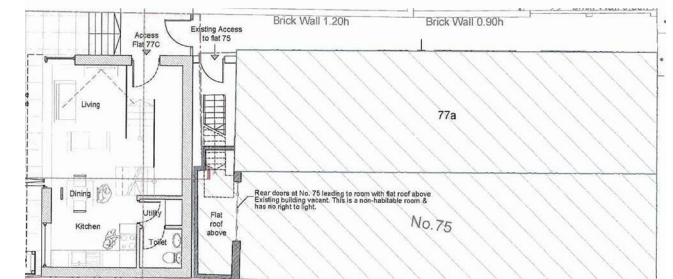
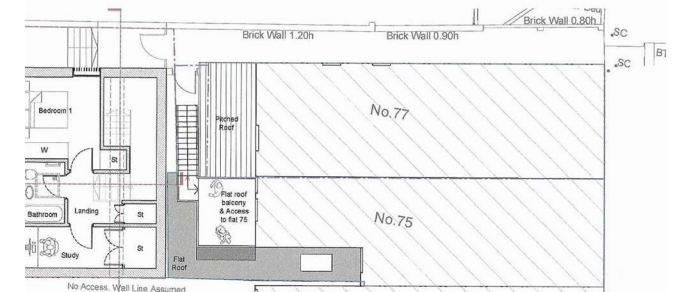
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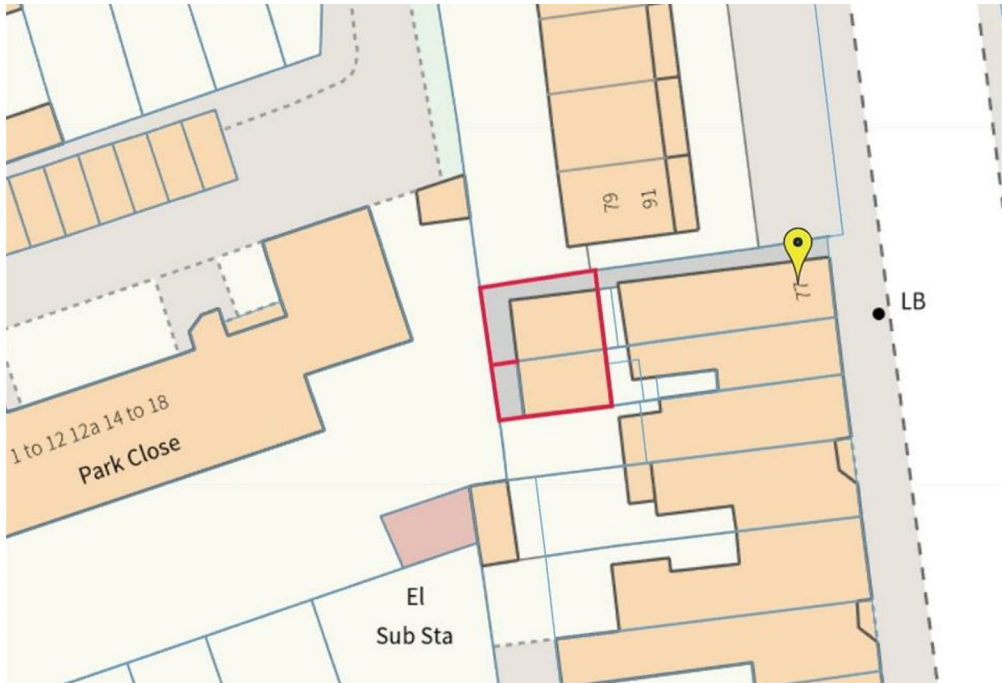


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LOCAL AUTHORITY

TENURE


Freehold

COUNCIL TAX BAND

New Build

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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OFFICE ADDRESS

10 Central Parade
New Heston Road
Heston
Middlesex
TW5 0LJ

OFFICE DETAILS

0208 570 7258
heston@shawandcoestates.com