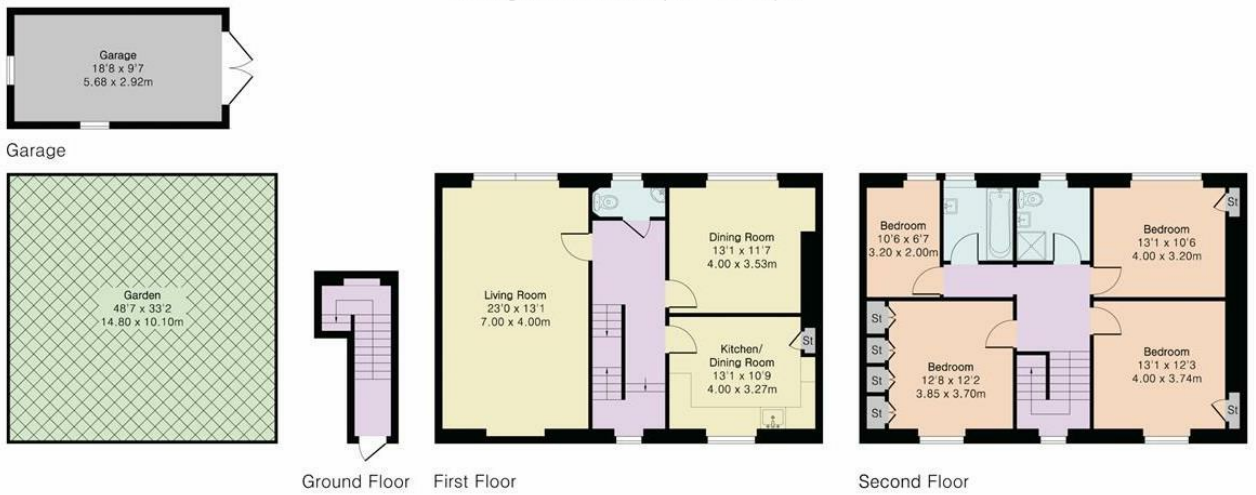


Crescent Road

Kingston upon Thames KT2 7QR

Approximate Gross Internal Area 1777 sq ft - 165 sq m
(Including Garage)
Ground Floor Area 60 sq ft – 6 sq m
First Floor Area 769 sq ft – 71 sq m
Second Floor Area 769 sq ft – 71 sq m
Garage Area 179 sq ft – 17 sq m



PINK PLAN

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.

gibson lane

gibson lane

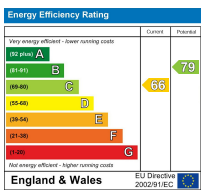
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

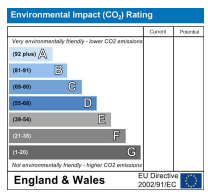
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

www.gibsonlane.co.uk

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.

The Property Ombudsman
naea | propertymark PROTECTED
arla | propertymark PROTECTED









Guide Price £795,000

- Period Conversion Flat
- Impressive Accommodation Approaching 1800sqft
- Off Street Parking
- Generous Bedrooms
- Garage
- Private Southerly Aspect Garden
- Extremely Sought After Road
- Moments from Richmond Park
- EPC Rating - D
- Council Tax - E

Tenure: Leasehold - Share of Freehold

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

Description

This beautiful period split-level apartment offers a perfect blend of character and charm. Spanning an impressive 1777 square feet, the property boasts generous accommodation across two well-designed floors.

Upon entering, you are greeted by lovely high ceilings, large windows and stunning period features. The first floor contains an excellent living room measuring 23ft by 13ft, dining room, kitchen and a downstairs WC. The second floor provides three generous double bedrooms, two bathrooms and an additional bedroom.

One of the standout features of this property is the private rear garden which has a southerly aspect and spans almost 50ft by 33ft. Additionally, the convenience of a full sized garage and off-street parking ensures that your vehicles are secure and easily accessible.

Situated near the picturesque Richmond Park, this home offers a beautiful living space with the convenience of parking. The surrounding area is known for its vibrant community, excellent schools, and a variety of local amenities, making it an ideal location for families and professionals alike.

This property is a rare find in an extremely sought-after location, combining period elegance with modern comforts. Do not miss the chance to make this splendid property your new home.

Situation

Located in this enviable position, it is a short walk from Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits. Crescent Road is an extremely sought-after address, and the property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London and the M25. Additionally, Kingston town centre, with its array of shops, restaurants and riverside attractions is a short distance away. The standard of primary and secondary schools within Kingston is outstanding within both the private and state sectors.





