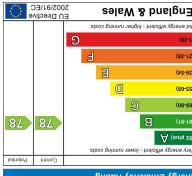
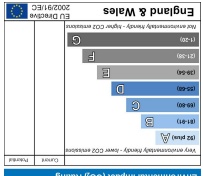


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Environment Impact (CO2) Rating	Energy Efficiency Rating
	



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.



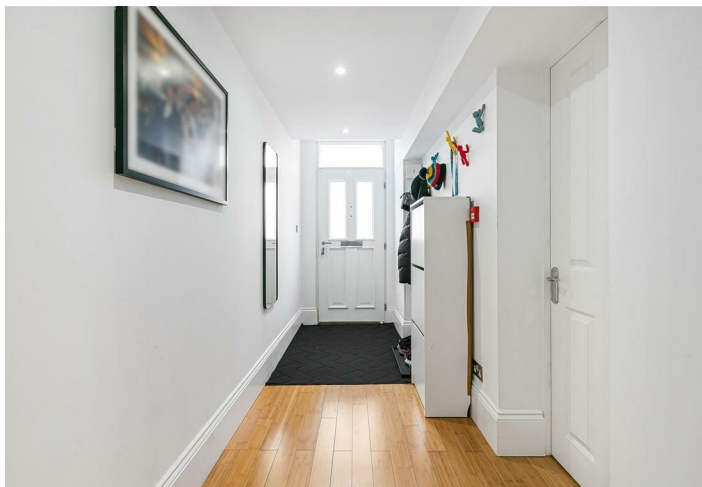
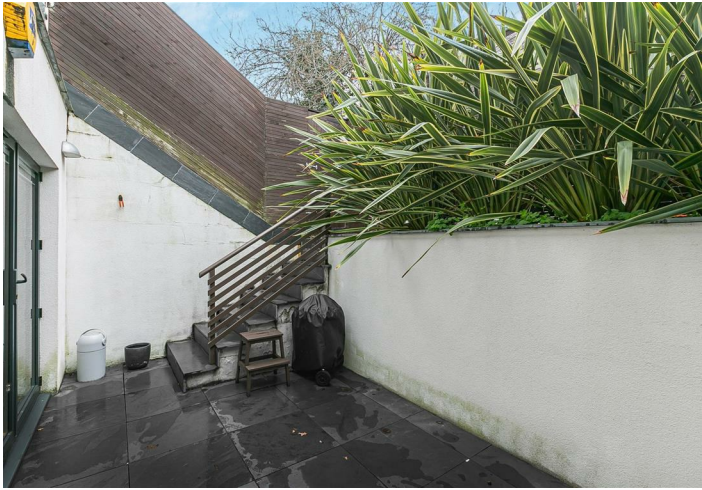
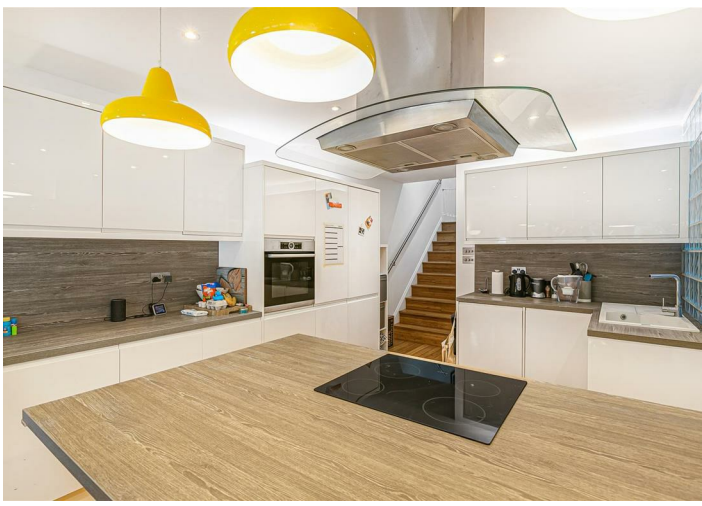
Approximate Gross Internal Area 1177 sq ft - 109 sq m

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.

www.gibsonlane.co.uk

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 34 Richmond Road
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 Surrey
 KT2 5ED
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Guide Price £635,000

- 3 Bedroom Duplex Apartment
- Private Patio Garden
- Two Luxury Bathrooms
- Newly Converted 2016
- High Spec Finish Throughout
- Cycle Storage
- Residents Communal Garden Area
- Share of Freehold
- 900+ years on lease
- EPC Rating C

Tenure: Share of 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

Located on the charming Victoria Road in Kingston Upon Thames, this stunning three-bedroom duplex conversion apartment offers spacious accommodation measuring 1,177 sq ft and also offers outdoor space with its own private patio and also a communal garden area. Upon entering, you are greeted by a very spacious reception room that leads to a contemporary kitchen/dining area and main living area with bi-fold doors leading out to the private patio garden. The property boasts three well-appointed bedrooms and two modern luxury bathrooms including an ensuite shower room for the master bedroom. Benefitting from very high spec fixtures and fittings, bicycle storage area, the property also has a communal garden area and is being sold as share of the freehold.

One of the standout features of this maisonette is the private patio garden, a delightful space where you can enjoy al fresco dining. Additionally, residents have access to a communal garden, perfect for socialising with neighbours and friends.

In summary, this exquisite duplex maisonette on Victoria Road presents a wonderful opportunity for those seeking a stylish and comfortable home in Kingston Upon Thames. With its modern features and outdoor spaces, we recommend booking a viewing at your soonest convenience.



Situation

Victoria Road is conveniently situated for Norbiton station and Kingston town centre with its extensive range of shops, bars and restaurants and overground station with a direct service into Waterloo. Fairfield Park offering its many acres of open space is nearby and the area is well served by local buses.

