



## Lancaster Gardens, KT2

£1,950,000

A rare opportunity to buy a truly unique family home, the property requires renovation on the ground floor, with the upper floors finished to a very high and beautiful specification. The property has an exceptionally large garden, off street parking and is located on one of the most sought after roads in North Kingston

Lancaster Gardens is one of Kingston's most sought after roads due to proximity to local schools, town centre, the River Thames and Richmond Park.

### Features

- Sought After Location
- Five Double Bedrooms
- Unique Opportunity
- Exceptionally Large Garden
- Fully Extended
- Potential to Self Spec



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You enter onto a generous hall way with a room towards the front, there is then a bare extended space on the ground floor perfect for a large family kitchen with large almost frameless sliding glass door onto a 100ft plus private back garden. There is a nearly 9m basement which is ripe for converting, as well as separate utility room.

On the first floor there are four very generous bedrooms and two family bathrooms. Which are exceptionally bright and well presented, On the 2nd floor there is an exceptional and luxurious master bedroom with spanning views including the tree tops of Richmond Park. There is a very well presented master bathroom with a standalone copper roll top bath, a separate shower and a large window.

To the front of the property there is off street parking for multiple cars and a very large private back garden towards the rear. There is the option to have the house finished by the original commissioned builder and owner



# Lancaster Gardens, Kingston Upon Thames, KT2



Total area (approx.): 276.4 sq. m (2975.2 sq. ft)  
(Excluding Eaves)