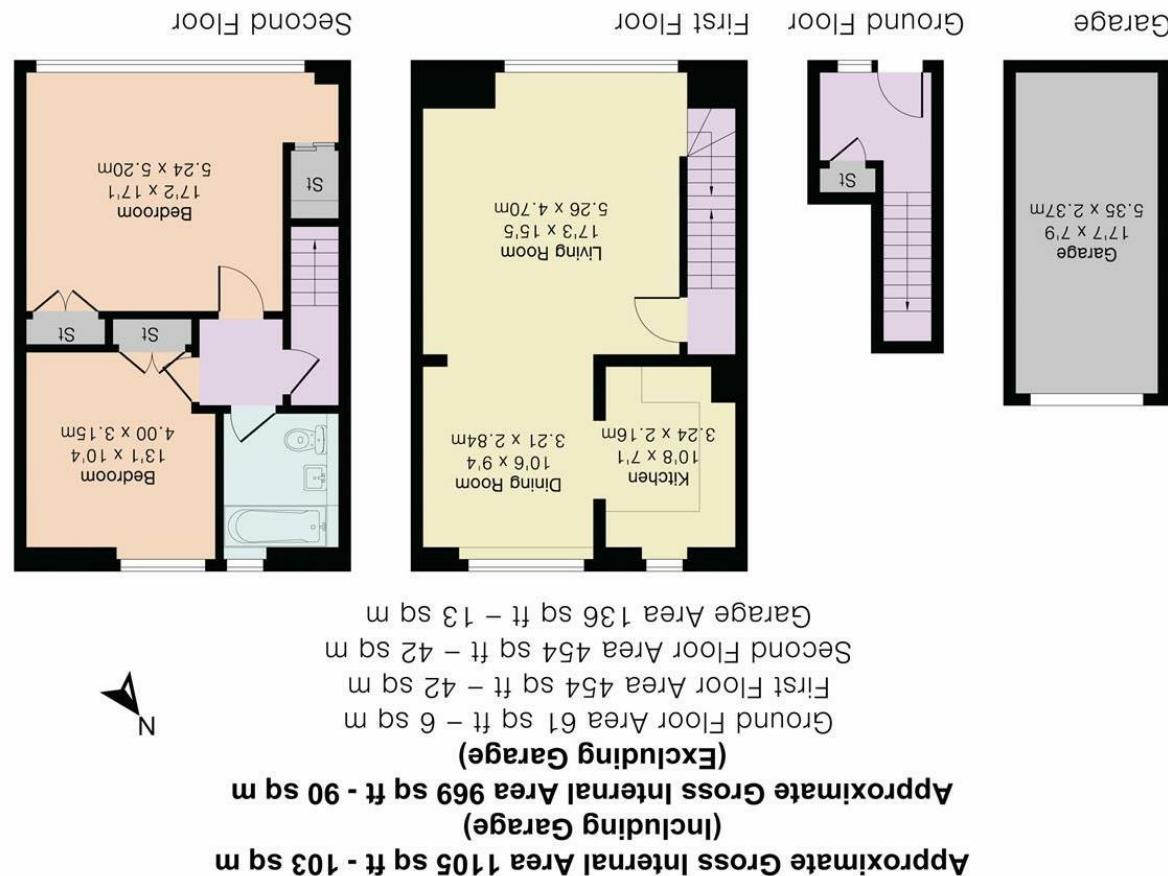




**gibson lane**

PINK PLAN





## Guide Price £475,000

- End of Terrace 2 Bedroom Duplex Maisonette
- Separate Garage
- Open Plan Living Space
- Great Location Facing Shared Lawns
- Good Travel Links
- \* Tenure: Leasehold
- Close to Ham Lands & River Thames
- Service Charge £499 p.a.
- Lease over 900 Years
- Council Tax Band D
- Catchment for great local schools

\* Local Authority: Richmond

For all other Material Information relating to this property, please contact our offices.

### Summary

A lovely 1960's build split level two double bedroom apartment with generous accommodation arranged over the first and second floors of this modern development situated moments from the wonderful Ham lands and the river Thames. Within catchment for The Russell Primary and the outstanding Grey Court. The accommodation has been recently decorated and refurbished. Features include its own front door, a generous reception room with a bank of double aspect windows and a stunning kitchen/diner. On the second floor there is two large bedrooms and a modern bathroom suite. Outside the property benefits from a garage and there are well maintained grounds and street parking. We would recommend you arrange a viewing at your earliest convenience.



### Location

Perryfield Way is a popular residential road ideally situated between Richmond and Kingston town centres. The open spaces of Ham Lands are close by and the River Thames and Richmond Park are within easy reach. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include St Richards, Meadlands, The German School, Grey Court, The Russell School and Tiffin Girls school. The house is also well positioned for day nurseries, local shops and bus routes.

