Lower Ham Road

Kingston Upon Thames KT2 5AS

Approximate Gross Internal Area 1154 sq ft - 107 sq m
Ground Floor Area 418 sq ft – 39 sq m
First Floor Area 368 sq ft – 34 sq m
Second Floor Area 368 sq ft – 34 sq m

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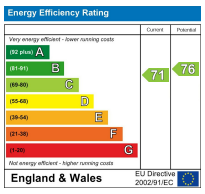
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

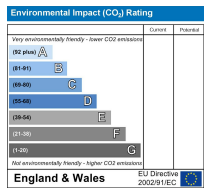
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

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





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.

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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
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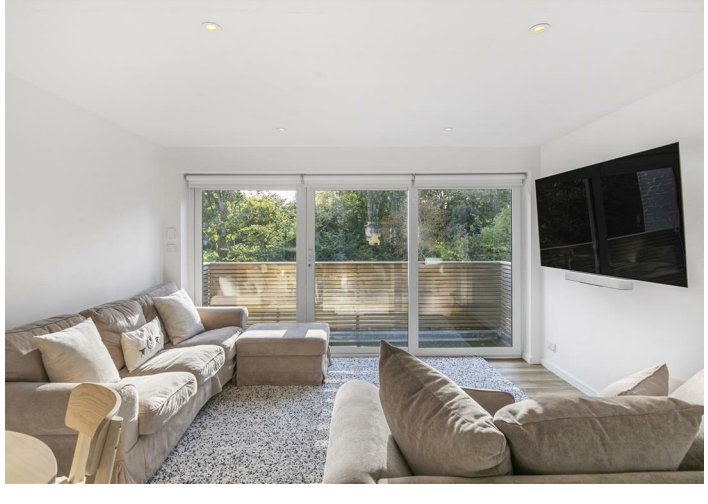

Guide Price £975,000

- End of Terrace Town House
- Well Presented Internally
- Off Street Parking
- River Views
- Three/Four Bedrooms
- North Kingston Location
- Balcony
- Two Bath/Shower Rooms
- Council Tax Band - E
- EPC Rating - C

Tenure: 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

An immaculately presented End of Terrace townhouse situated on this sought after river side location with accommodation approaching 1200sqft arranged over three floors.

The property has been renovated throughout and is finished to an impeccable standard, providing an ideal home for modern family living. The ground floor comprises of entrance hall with many storage cupboards a shower room/ WC , home office/bedroom and an additional bedroom. On the first floor there is a fantastic fully fitted modern kitchen opening onto an impressive bright and airy reception/dining room with balcony over looking the River Thames and Canbury Gardens.

To the upper floor there are two double bedrooms and a family bathroom. Externally there is a court yard garden to the back and off street parking to the front.

Situation

Waterman's close is a small development of town houses off Lower Ham Road which is one of the sought after North Kingston River Roads. Conveniently positioned for Kingston town centre, station and Richmond Park, the property is moments from Canbury Gardens and directly opposite the River Thames. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.