



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.

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	B



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 1218 sq ft - 113 sq m
 Ground Floor Area 61 sq ft - 6 sq m
 First Floor Area 1157 sq ft - 107 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.

Redress: We hold independent redress with Property Redress

www.gibsonlane.co.uk

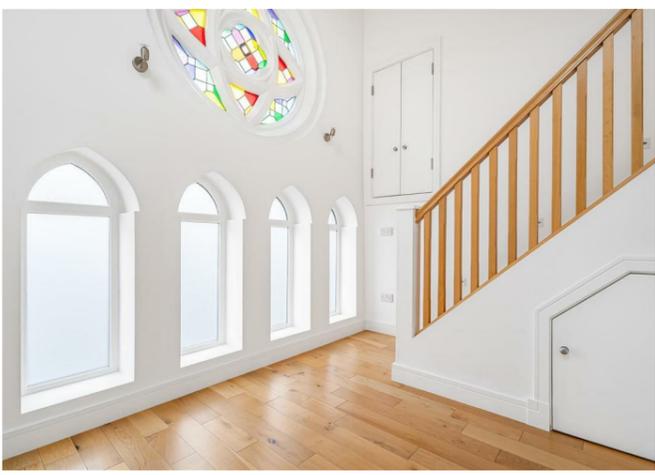
Kingston Office
 34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 Tel: 020 8546 5444

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



19a Victoria Road

Kingston upon Thames KT1 3DW



Guide Price £585,000

- Converted Victorian Chapel
- Split Level
- Two Bedrooms
- Two Bathrooms
- High Exposed Beams
- Stained Glass
- High Ceilings
- Two Allocated Parking Spaces
- Share of Freehold
- Council Tax Band - 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

An exceptional two bedroom apartment converted and renovated from a Victorian chapel to an extremely high standard offering in excess of 1200 sq ft of living space, within close proximity to Norbiton Station and Kingston Town Centre. This superb property benefits from versatile accommodation including a stylish, open plan kitchen, living area with wood floors, mezzanine level ideal for a home office / study, two bedrooms, and two luxurious bathrooms. The property further benefits from wood floors throughout, high ceilings and allocated off street parking for two cars.

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.

