

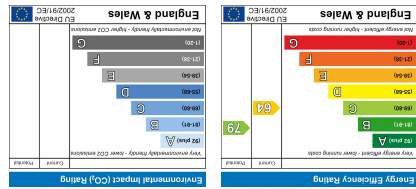


St Albans Road,
Kingston Upon Thames, Surrey, KT2 5HQ

gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444

Approximate Gross Internal Area 2441 sq ft - 227 sq m
Ground Floor Area 1002 sq ft - 93 sq m
First Floor Area 846 sq ft - 79 sq m
Second Floor Area 593 sq ft - 55 sq m



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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.

PINK PLAN

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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- Stunning Detached Family Home
- Beautiful Open-Plan Modern Kitchen Diner
- 5 Good Size Bedrooms & 3 Modern Bathrooms
- 2 Additional Reception Rooms
- Lovely Original Period Features Throughout
- South Facing Rear Garden
- Off Street Parking
- Excellent Location Within Proximity of Excellent Local Schools
- EPC Rating - D
- Council Tax Band - G



£5,900 Per Calendar Month

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Surrey,
KT2 5HQ



Description:

Gibson Lane present to the market an elegant and imposing detached family home on St Albans Road which is a very sought after location in North Kingston due to proximity to the excellent local schools. Having been extended to the rear & into the loft this house provides impressive accommodation approaching 2400sqft arranged over three floors. The ground floor provides perfect living space for families which includes a lovely front reception room, additional living/dining area which leads onto the stunning open-plan modern kitchen with bi-folding doors opening onto a delightful 80ft south facing rear garden, in addition the ground floor benefits from a separate utility room and downstairs toilet. Moving onto the upper floors of this spectacular house you are provided with four large double bedrooms, one small double bedroom and three modern tiled bathrooms. External benefits include off-street parking for 1 or 2 cars, beautiful south facing rear garden with patio and garden shed.

Location:

Located in this premier North Kingston road within close proximity of Richmond Park, moments from Canbury Gardens & the River Thames, St Albans Road is an extremely sought after address. Kingston town centre with its array of shops, bars, restaurants and station is within three quarters of a mile distance. The A3, which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include Latchmere, Fernhill, the German School, Tiffin boys and girls. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private and public health clubs.



Furnishing: Unfurnished

Local Authority: Kingston upon Thames

Council Tax Band: G

Available Date:

Deposit: £6,807

Tenancy Term: Long Term