



## Latchmere Lane, Kingston Upon Thames, KT2

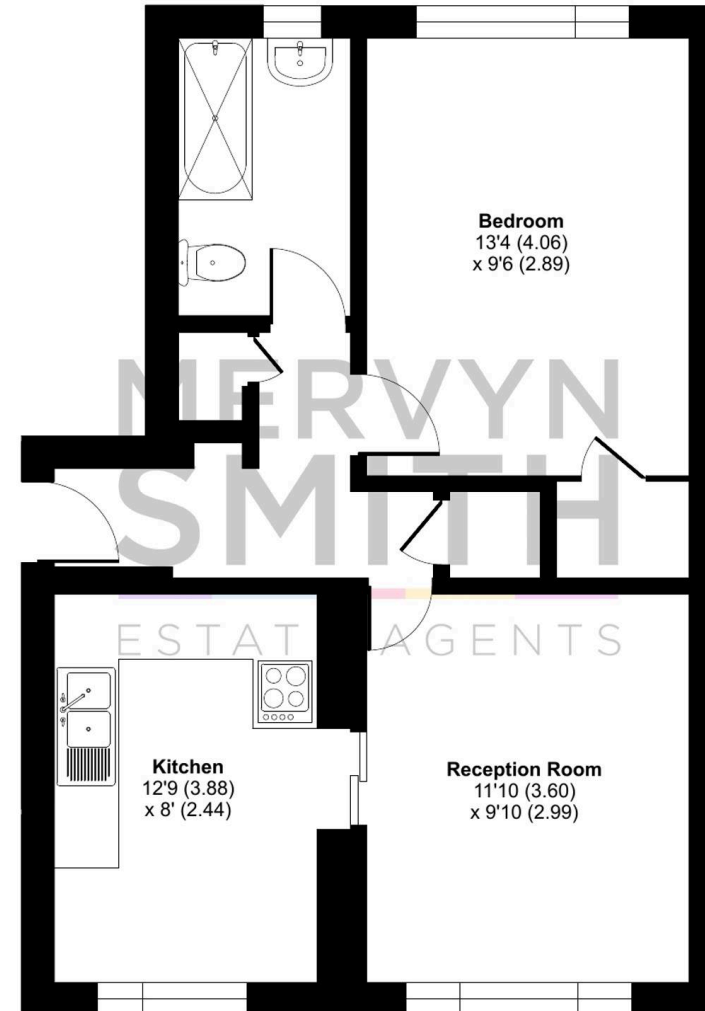
Approximate Area = 506 sq ft / 47 sq m

For identification only - Not to scale

- Just available! - Purpose Built One Bedroom 1st Floor Flat in leafy Latchmere Lane between Richmond Park and Tudor Drive.
- Ready for a quick sale with VACANT POSSESSION and NO ONWARD CHAIN!
- L shaped hall : Bright reception room : Kitchen with fitted units to 3 sides and integral hob and oven : Bedroom with inbuilt wardrobe cupboard : Bathroom with white suite.
- Private ground floor bike/store shed about 6 ft x 3 ft.
- Use of expansive communal garden areas immediately to the rear of the flat.
- Competitively priced for some general interior upgrading : Low outgoings.
- Great location between Ham Gate into Richmond Park and local shops, buses, library and Post Office on nearby Tudor Drive.

Council Tax Band: C

Energy Rating Band: D



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2026. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1463024



### **Entrance**

Ground floor entrance with entryphone system into communal hall and staircase up to 1st floor landing with double glazed front window and door to shared drying room with drying lines.

### **Hallway**

Carolina style entrance door, shelves and entryphone handset, laminate floor, door to cupboard housing warm air unit and door to airing cupboard with hot water cylinder and slatted shelving over.

### **Reception Room**

Double glazed windows to front, warm air vent, laminate floor.

### **Kitchen**

Double glazed window to front. laminate floor, fitted units at eye and base level with worktops and tile splashbacks, inset sink unit, inset hob with hood over, underbuilt oven, space for appliances.



**Bedroom**

Wall mounted electric heater and warm air vent, door to inbuilt wardrobe cupboard in addition to room dimensions, double glazed window to rear with lovely outlook across the gardens.

**Bathroom**

Heated towel rail, was hand basin with cabinet under, WC, frosted double glazed window, panel enclosed bath with shower screen, shower mixer and tile surround, wall mounted medicine cupboard.



**Ground Floor Private Bike/Store Shed**

6' 0" x 3' 0" (1.82m x 0.91m)

Rear door off the ground floor hall out to communal recycling area with 1st door to left into a private bike/store shed abt 6ft x 3ft.

**Communal Garden**

Large communal lawned areas to the rear of the flat.

Tenure : Leasehold

Term : 125 years from 22 August 1988

Ground Rent : £10







## Mervyn Smith

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