



Albany Park Road
Kingston Upon Thames KT2 5SP

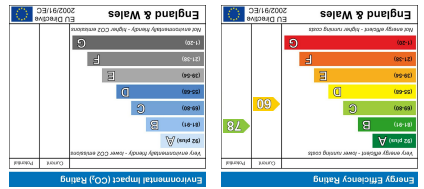


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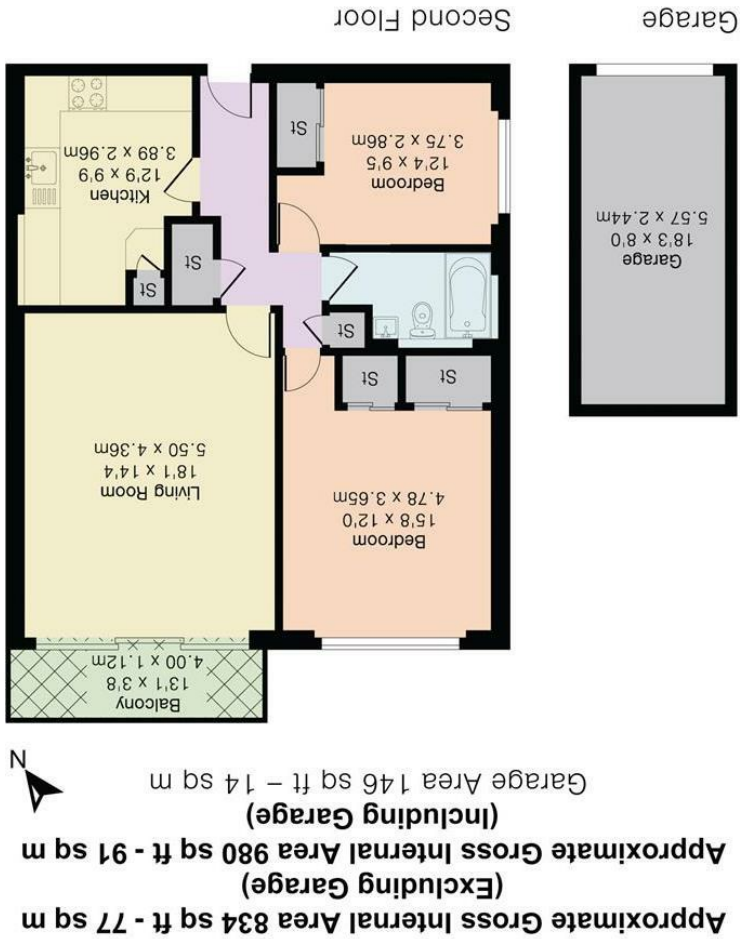
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Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress



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.



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.





Guide Price £585,000

- Two Double Bedroom Apartment
- Direct River Views
- Second Floor with Lift
- Garage
- Balcony
- Well Presented Internally
- Leasehold - 974 Years Remain
- EPC Rating - D
- Service Charge - £3757.26 p.a. Paid Monthly in Advance
- CHAIN FREE

Tenure: Leasehold
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

Located on the ever popular Albany Park Road, overlooking Canbury Park and the river Thames, this delightful two double bedroom apartment offers a perfect blend of comfort and convenience. Situated on the second floor, the property is easily accessible via a lift, making it suitable for all ages. As you enter, you are welcomed into a spacious entrance hallway leading onto a modern kitchen with dual aspect windows looking out onto the River Thames, a large reception room that boasts stunning direct views of the river, creating a serene backdrop for relaxation or entertaining guests. The large windows allow natural light to flood the space, enhancing the inviting atmosphere. The flat features a well-appointed balcony, ideal for enjoying your morning coffee or unwinding in the evening while taking in the picturesque surroundings. The two generously sized double bedrooms both with fitted wardrobes, the primary bedroom fronting the river. Both provide ample space for rest and personalisation, making it an excellent choice for couples, small families, or individuals seeking extra room. Externally there is also the added benefit of communal gardens, parking and a garage, great for extra storage space and a rare find in such a desirable location. This apartment not only offers a comfortable living space but also places you within easy reach of Kingston's vibrant amenities, including shops, restaurants, and excellent transport links. This property is being sold CHAIN FREE and viewings are highly recommended.

Situation

Located in this premier North Kingston road within close proximity of Richmond Park and moments from Canbury Gardens and the River Thames, Albany Park 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.

