



Matthew James

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Princes Road, Kingston Upon Thames, KT2 6AZ

A two-bedroom, two reception room detached house located in the very popular North Kingston area with Richmond Park, Kingston town shops, Norbiton station and local schools are within walking distance. The property is in need of complete refurbishment and would benefit from extending (subject to usual consents). The many benefits include, two separate living rooms on the ground floor and a good-sized kitchen with a door leading to the garden. On the first floor are two double bedrooms and a fitted bathroom with a shower over the bath. Gas central heating. There is a private garden to the rear with a large timber shed/store. Council tax band D. Sold with no onward chain.

Guide Price £699,950 Freehold

EPC Rating: D

Princes Road, Kingston Upon Thames, KT2

Approximate Area = 694 sq ft / 64.4 sq m
Outbuilding = 142 sq ft / 13.1 sq m
Total = 836 sq ft / 77.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Matthew James. REF: 1511332

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	59	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		