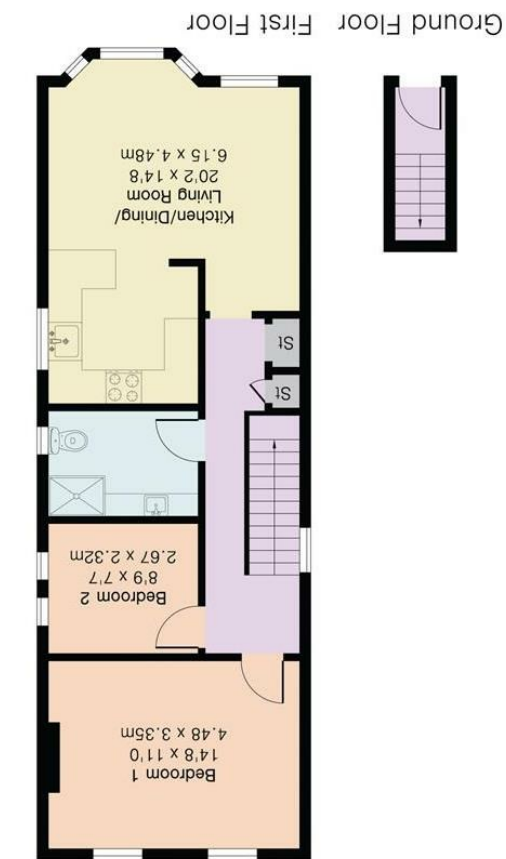


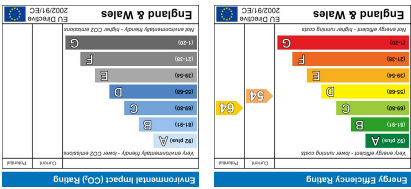


101 Richmond Road
Kingston Upon Thames KT2 5BT

Approximate Gross Internal Area 678 sq ft - 63 sq m
Ground Floor Area 12 sq ft - 1 sq m
First Floor Area 666 sq ft - 62 sq m



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 guarantee 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.



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.

www.gibsonlane.co.uk

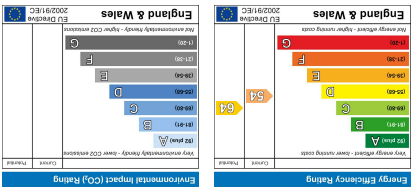
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34 Richmond Road
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KT2 5ED
Tel: 020 8546 5444



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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.





Guide Price £450,000

- Top Floor Conversion Flat
- Two Double Bedrooms
- Modern Fitted Kitchen
- Close to Kingston Train Station
- Short Walk to Canbury Gardens & River Thames

Tenure: Leasehold
Local Authority: Kingston upon Thames

- Well Presented Internally
- North Kingston Location
- EPC Rating - E
- Ground Rent £150 p.a.
- No Service Charge

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

An impressive Victorian top floor conversion flat forming half of a stunning detached residence on Richmond Road with just a short walk into Kingston Town Centre, Train Station and the River Thames & Canbury Gardens. The property benefits from lovely tall ceilings and stunning large windows throughout, presenting light and airy accommodation. There is a bright modern kitchen opening onto a reception room large enough for a dining area too, two double bedrooms and bathroom. This property also benefits from full, exclusive access to a fully-boarded loft which importantly offers essential storage. Viewings are highly recommended to appreciate what this wonderful property has to offer!!



Situation

Richmond Road is ideally situated in the popular North Kingston area. The property is conveniently located within close proximity of Richmond Park and the River Thames and Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.

