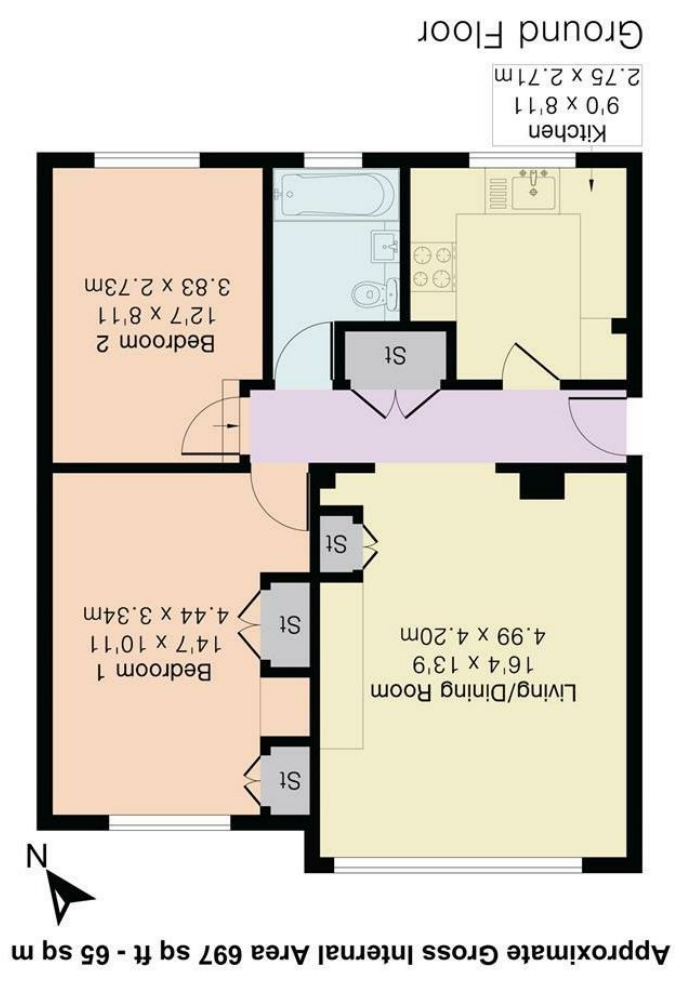


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	B



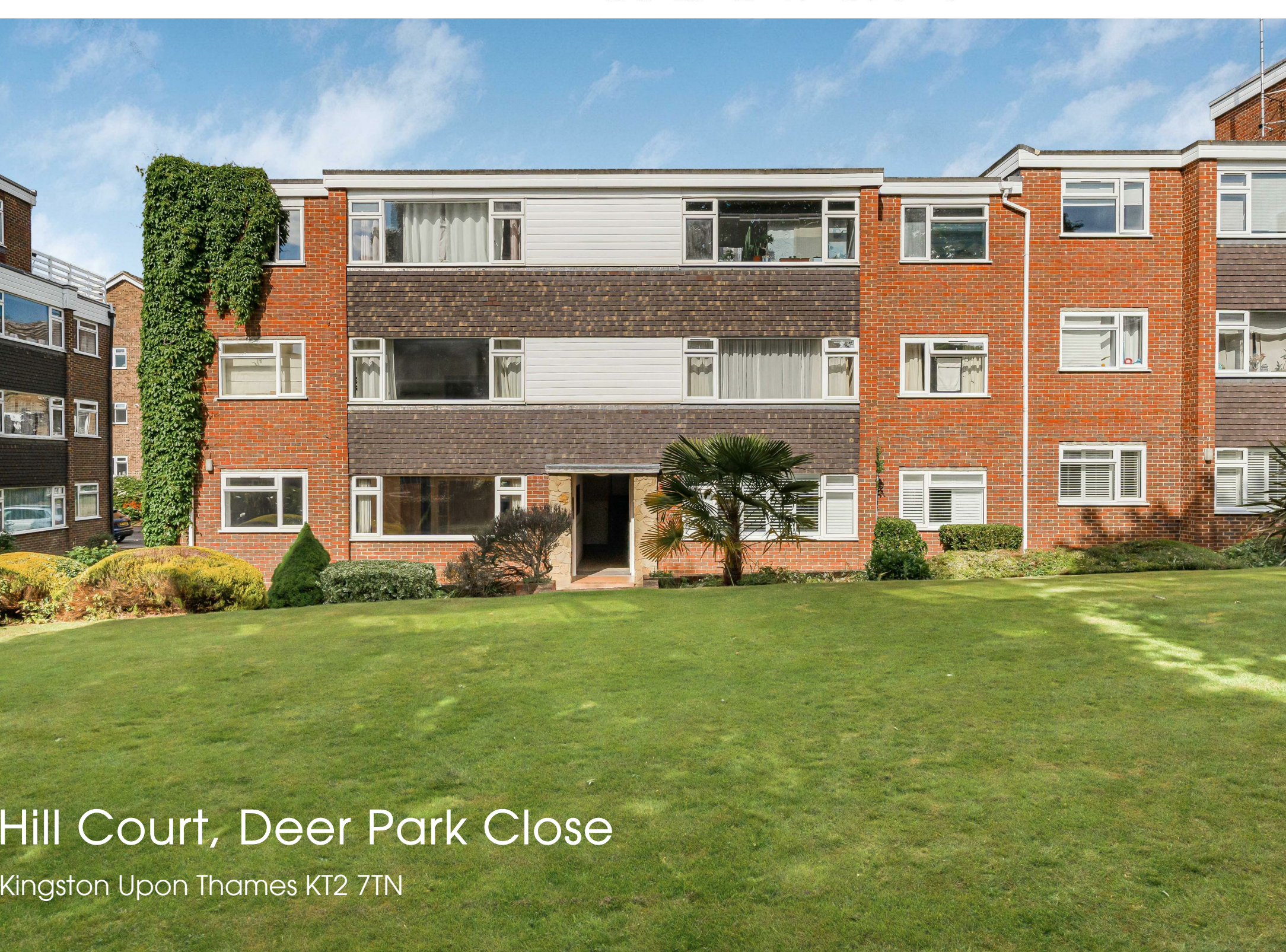
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.



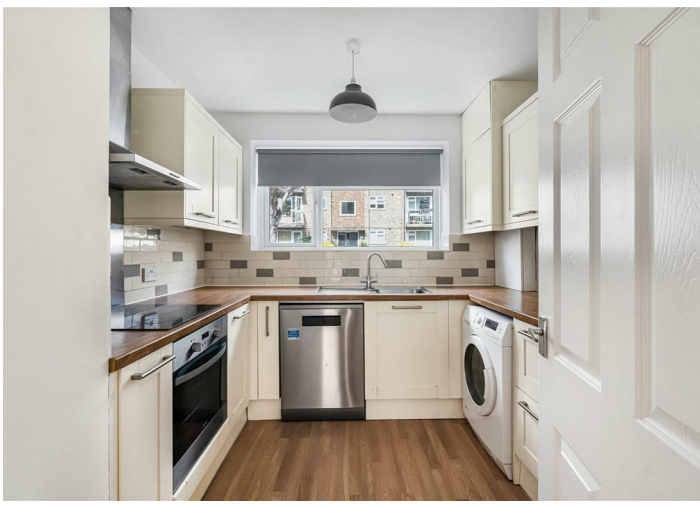
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

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Hill Court, Deer Park Close
 Kingston Upon Thames KT2 7TN



Guide Price £395,000

- CHAIN FREE
- Spacious Ground Floor Flat 697 sq ft
- Quiet Cul-de-sac
- Recently Redecorated
- Close to Richmond Park
- Two Double Bedrooms
- 150 year lease
- Excellent School Catchment
- Share of Freehold

Tenure: Leasehold - Share of Freehold

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

Description

This charming chain free two bedroom ground floor flat with long lease is located in a quiet cul-de-sac, just moments away from the beautiful Richmond Park and within walking distance of Kingston and Norbiton town centres.

Bright and well proportioned throughout the property offers a well-designed layout and comprises of a spacious lounge with hard wood flooring and a built-in media unit, a fully fitted kitchen equipped with a fridge freezer, washing machine and an electric hob, two double bedrooms with the master bedroom boasting modern fitted wardrobes and a contemporary bathroom suite, fully fitted for comfort and style.

Externally, the property benefits from well-maintained communal gardens, and on-street parking is available via a permit, which can be applied through Kingston Council.

Deer Park close is also conveniently set within 0.5 mile of several sought after schools, including Alexandra Primary School and St. Paul's Primary School.

This property is being sold CHAIN FREE & SHARE OF FREEHOLD

Situation

Located in this enviable position, it is a short walk from Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits. Deer Park Close is an extremely sought-after address, and the property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London and the M25. Additionally, Kingston town centre, with its array of shops, restaurants and riverside attractions is a short distance away. The standard of primary and secondary schools within Kingston is outstanding within both the private and state sectors.

