Brunswick Road

Kingston Upon Thames KT2 6SB

Approximate Gross Internal Area 2104 sq ft - 194 sq m (Including Eaves)
Approximate Gross Internal Area 1487 sq ft - 137 sq m (Excluding Eaves)

Cellar Area 91 sq ft – 8 sq m
Ground Floor Area 54 sq ft – 5 sq m
First Floor Area 1016 sq ft – 94 sq m
Second Floor Area 326 sq ft – 30 sq m
Eaves Area 617 sq ft – 57 sq m

gibson lane

Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

www.albsonlane.co.uk

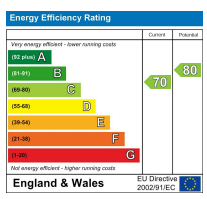
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

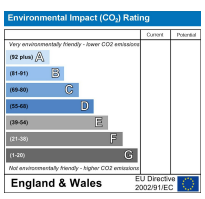
Redress: We hold independent redress with Property Redress

PINKPLAN

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.

gibson lane





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.

The Property Ombudsman
naea | propertymark PROTECTED
arla | propertymark PROTECTED

Guide Price £675,000

- Beautiful Period Split Level Apartment
- Freehold Property
- Three Bedrooms
- Principal Bedroom with En-Suite
- Private Garden
- Scope for Expansion (STNC)
- Excellent Location
- Close to Train Station
- Moments from Outstanding Schools
- EPC Rating - C

Tenure: Freehold
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

This beautiful period split-level conversion apartment offers a delightful blend of character, charm and spacious living. With substantial accommodation in excess of 2000sqft (including eaves), the property boasts three well-proportioned bedrooms, including a principal room with an en suite bathroom. The family bathroom is also of a generous size.

Additionally, the property features a cellar, which presents excellent storage.
One of the standout features of this home is the private rear garden, a perfect retreat for outdoor entertaining or simply relaxing.

Moreover, there is scope to expand the property further, subject to the usual planning conditions, allowing for the possibility of tailoring the home to your specific needs.

This residence is ideally situated, providing easy access to local amenities, transport links, outstanding schooling and the picturesque surroundings of Kingston Upon Thames. Whether you are a growing family or seeking a spacious home with character, this property is a must-see.

Situation

Brunswick Road is a popular North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. The A3 which serves both London & the M25 is easily accessible by car. 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 sectors.