



- **2 Bedroom Maisonette**  
- **Two bathrooms, one Ensuite**  
- **Modern fully fitted Kitchen with Granite worktops**

- **Stunning apartment with private rear balcony**
- **Private South West facing tiled Roof Terrace**
- **Close to Canbury Gardens, The River Thames and Central Kingston**



135 Flat G Richmond Road
Kingston Upon Thames, KT2 5BZ

Guide Price £525,000

GREENWOODS RESIDENTIAL ARE DELIGHTED TO PRESENT THIS STUNNING, SPACIOUS TWO DOUBLE BEDROOM, TWO BATHROOM MAISONNETTE APARTMENT WITH LARGE OPEN PLAN LIVING ROOM AND KITCHEN AND CHARMING SOUTH WEST FACING FIRST FLOOR ROOF TERRACE, LOCATED JUST OFF RICHMOND ROAD IN THE NORTH KINGSTON PARADE WITH SECURE GATED PARKING AND JUST A SHORT 8 MINUTE WALK TO KINGSTON MAINLINE STATION AND TOWN CENTRE WITH ITS AMAZING SHOPS BARS AND RESTAURANTS.

The maisonnette comprises of; A rear entrance from Chestnut Road to the secure parking space, or front entrance located on the North Kingston Parade, the front door opens into a wonderful and bright, large open plan south west facing living room and kitchen with double patio doors leading to a charming private roof terrace, ideal for afternoon sun. The open plan integrated kitchen has granite worktops and white high gloss units with space for a dining table. There are two good sized double bedrooms, both with built in wardrobes, with the master having a fully tiled ensuite shower room, there is also a second family bathroom, that is fully tiled and with shower over bath. The flat has laminate flooring in the living room and kitchen and carpet in the bedrooms, it is beautifully presented and neutrally decorated throughout and has plenty of internal storage. The property also benefits from allocated and gated parking for one car.

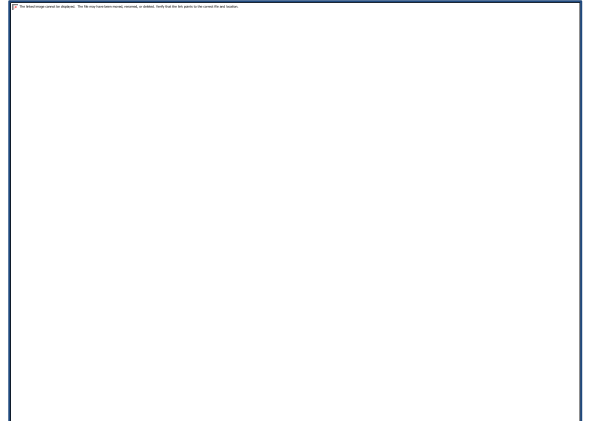
- Leasehold property with approx. 122 years remaining.
- Ground Rent of £200 pa,
- Service charges are a quarter share of the total building cost.
- Council Tax Band C

This really is either an ideal investment opportunity or equally a fabulous first/second home, it is within the catchment of Fernhill, Latchmere, Kingston Academy and Tiffins schools

Viewing is strictly by appointment only through Greenwood Residential Sales & Lettings

Important Information: Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. All appliances listed in these details are only 'as seen' and have not been tested by Greenwood Residential, nor have we sought certification of warranty or service, unless otherwise stated. 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.

Offer Procedure: Greenwood Residential are contracted by the seller to establish how anyone who wishes to make an offer on this property intends to fund its purchase and their buying status. When making an offer on this property, you will be asked a series of questions relating to the means by which you intend to buy the property and whether or not your offer is dependent on the sale of another property. This information, along with the amount of your offer, will then be forwarded onto our client for consideration. All offers on this property should be made through this office.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All measurements taken should only be used as a guide and complete accuracy cannot be guaranteed. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars may be in draft form awaiting Vendors confirmation of their accuracy.

