



Park Road, Kingston Upon Thames

£400,000 Leasehold

WELL PRESENTED 2 BEDROOM 1930s UPPER FLOOR PURPOSE BUILT MAISONETTE with its own SUNNY SOUTHWESTERLY FACING PRIVATE REAR GARDEN OVER 48 FT. • Close to Tudor Drive with its buses to Richmond and Kingston, library, shops and Post Office, and is also within nearby reach of Latchmere & St Agatha's schools.

**MERVYN
SMITH**
ESTABLISHED 1975

WELL PRESENTED 2 BEDROOM 1930s UPPER FLOOR PURPOSE BUILT MAISONETTE with own SUNNY SW FACING REAR GARDEN OVER 48 FT. Elegant lounge/dining room, smart REFURBISHED KITCHEN. New dbl glazed windows installed 2019. LEASE OVER 900 YEARS and low outgoings. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- WELL PRESENTED 2 BEDROOM 1930s UPPER FLOOR PURPOSE BUILT MAISONETTE with its own SUNNY SOUTHWESTERLY FACING PRIVATE REAR GARDEN OVER 48 FT.
- Elegant lounge/dining room with flame effect fire set in a feature fireplace surround and attractive front views towards Richmond Park.
- Smart REFURBISHED KITCHEN with induction hob and oven and integral fridge, dishwasher and washing machine. Bathroom with white suite.
- Gas central heating system with

