



15 Beard Road, Kingston Upon Thames
£270,000



15 Beard Road

Kingston Upon Thames, Kingston Upon Thames

- GROUND FLOOR END OF TERRACE ONE BEDROOM PURPOSE BUILT FLAT requiring general renovation and upgrading to the interior.
- Vacant possession and NO ONWARD CHAIN.
- Use of extensive communal garden areas to the side and rear with lawns and bench seating.
- Bright reception room : Generous kitchen/breakfast room with space for small table and chairs. Double bedroom with inbuilt wardrobe cupboard.
- Double glazing : Entryphone system : The flat has a mains gas central heating system but the boiler needs replacing.
- Quietly situated in a residential close off Latchmere Lane.
- Near to Tudor Drive with its library, Post Office, local shops and buses, plus the green space of Latchmere Recreational Ground with Latchmere and St Agathas Schools on the other side.
- The flat itself is actually just inside Richmond Borough within about 600 metres of Ham Gate into Richmond Park.



ENTRANCE :

Front entrance door with entryphone into communal hallway, entrance door to the flat on the right.

HALL : Entryphone handset, radiator, door to store cupboard, door to airing cupboard housing hot water cylinder.

RECEPTION ROOM

12' 6" x 9' 9" (3.82m x 2.98m)

Double glazed window to front aspect, radiator.

KITCHEN/BREAKFAST

12' 6" x 8' 0" (3.82m x 2.43m)

Basic fitted units at eye and base level, work surfaces, tiled splashbacks, inset sink unit, inbuilt oven, inset hob, spaces for fridge, freezer and washing machine, space for breakfast table and chairs, wall mounted boiler, double glazed front window.

BEDROOM

13' 5" x 9' 2" (4.09m x 2.80m)

Double glazed window to rear, radiator, door to wardrobe cupboard in addition to room dimensions.

BATHROOM

Double glazed frosted window, part tiled walls, heated towel rail, sink, WC and panel enclosed bath.

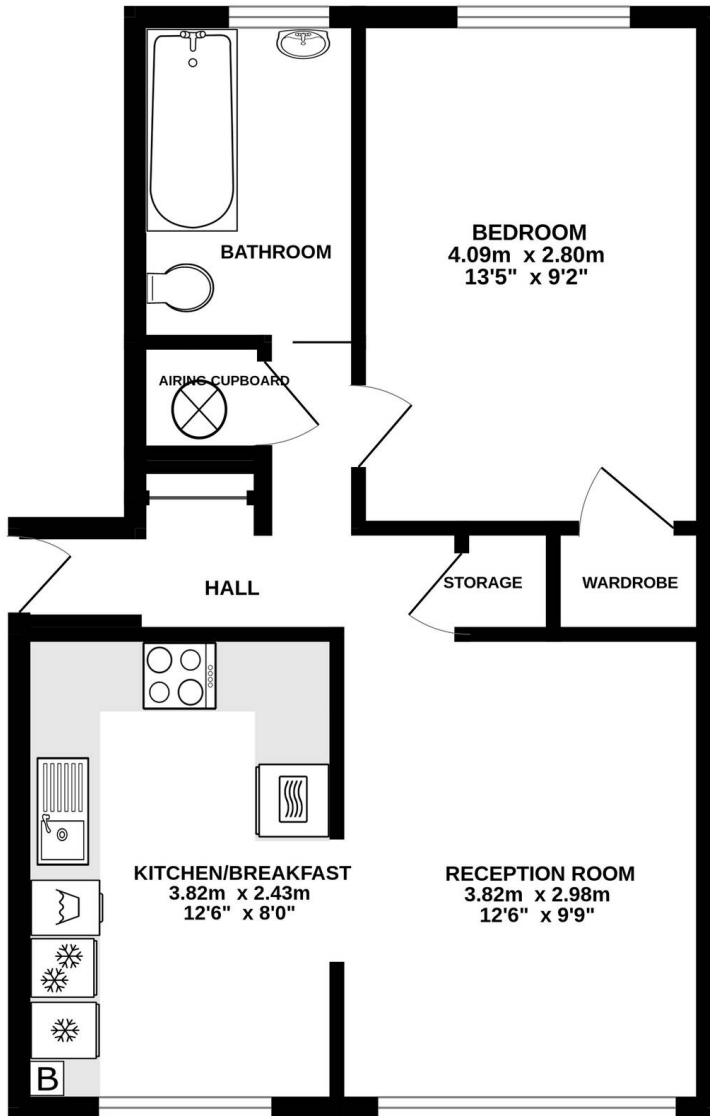




COMMUNAL GARDEN

Planted area to the front of the flat, extensive communal grassed area to the rear and side of the flat with bench seating.

GROUND FLOOR
45.0 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA : 45.0 sq.m. (484 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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