

NORTH KINGSTON



£375,000 * LEASEHOLD

TUDOR DRIVE, KINGSTON UPON THAMES, SURREY, KT2 5PF



**A REFURBISHMENT OPPORTUNITY AT THIS CHARACTER 1930s TUDOR STYLE PURPOSE BUILT
END OF TERRACE GROUND FLOOR MAISONETTE with its OWN REAR GARDEN.**

OFFERED WITH THE ADVANTAGES OF VACANT POSSESSION AND NO ONWARD CHAIN.

Extended lease of 189 years from 1951 (about 119 years remaining).

The property is a renovation project but is mostly double glazed and benefits from a gas central heating system with an efficient Worcester Greenstar condensing combi boiler. (EPC Rating 67).

The property also includes the front garden, and the end terrace position confers the advantage of a side gate and access passage directly to the rear garden.

Located in the popular North Kingston Tudor development within reach of sought after Latchmere School and St Agatha's School. The open spaces of Latchmere Recreation Ground are just across the road and the property is moments from local shops, a Post Office, a branch library and buses to central Kingston and Richmond.

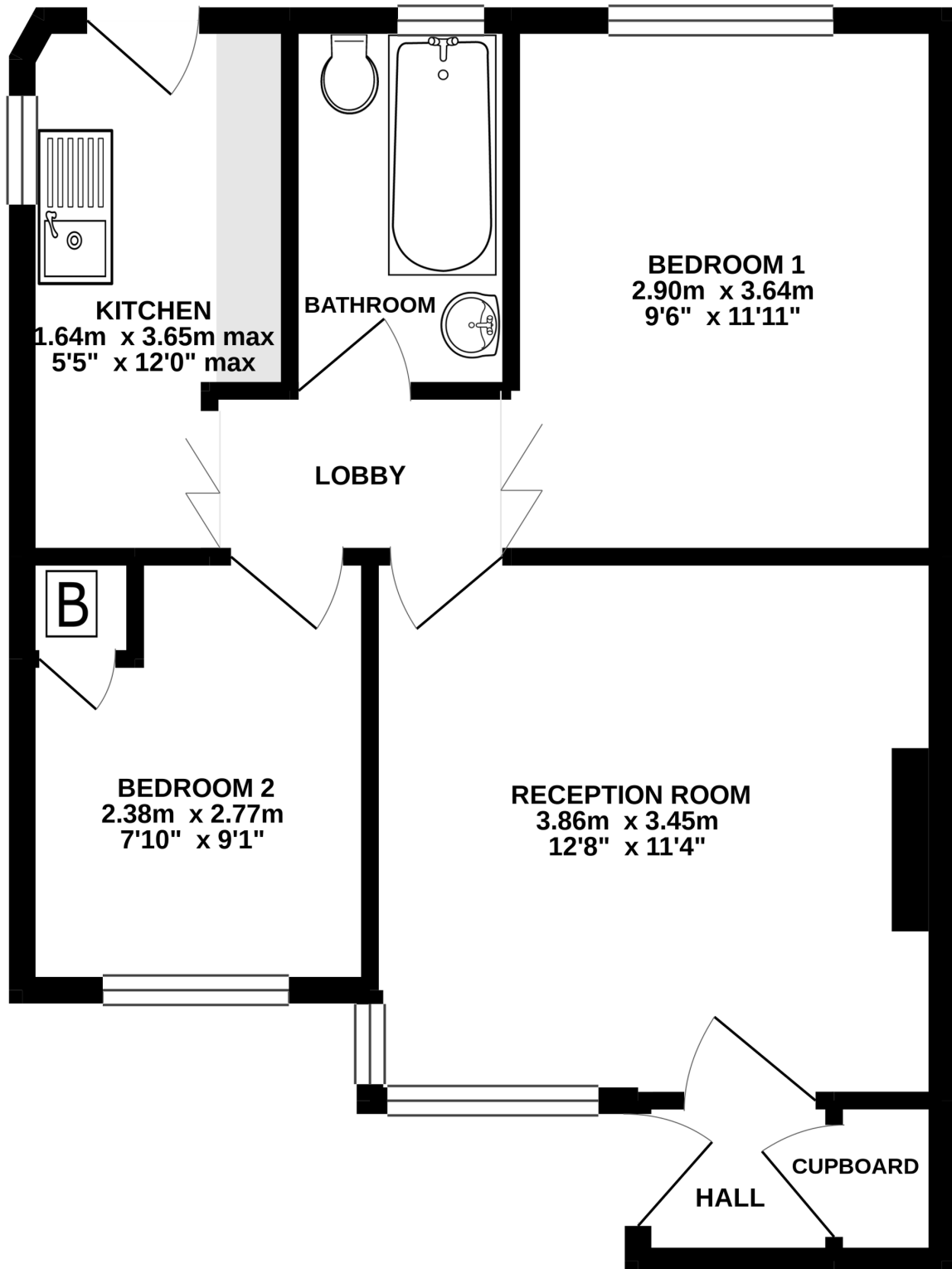


Tel: 020 8549 5099



www.mervynsmith.com

GROUND FLOOR
45.9 sq.m. (494 sq.ft.) approx.



TOTAL FLOOR AREA : 45.9 sq.m. (494 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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ENTRANCE PORCH:

Entrance door

ENTRANCE LOBBY:

Door to storage cupboard with shelves, door into ...

RECEPTION ROOM: Abt. 12ft 8 x 11ft 4 (3.86m x 3.45m)

Leaded style double glazed half bay windows, two radiators, fitted gas fire, picture rail, rear door to inner lobby.



KITCHEN: Abt. 12 ft x 5 ft 5 max (3.653m x 1.64m max)

Fitted units and cupboards, worktop, sink unit, double glazed side window, rear part glazed door to patio and garden.



BEDROOM ONE (rear): Abt. 11 ft 11 x 9 ft 6 (3.64m x 2.90m)

Double glazed window to rear garden aspect, radiator, picture rail.



BEDROOM TWO (front): Abt. 9ft 1 x 7ft 10 (2.77m x 2.38m)

Double glazed leaded style window to front aspect, radiator, picture rail, door to airing cupboard with slatted shelving and Worcester Greenstar condensing combi boiler.



BATHROOM:

Double glazed frosted window, radiator. White suite comprising panel enclosed bath, pedestal wash hand basin, & WC.



OUTSIDE:

Extract from the Land Registry Title defining the plot (**outlined in red**)



FRONT GARDEN:

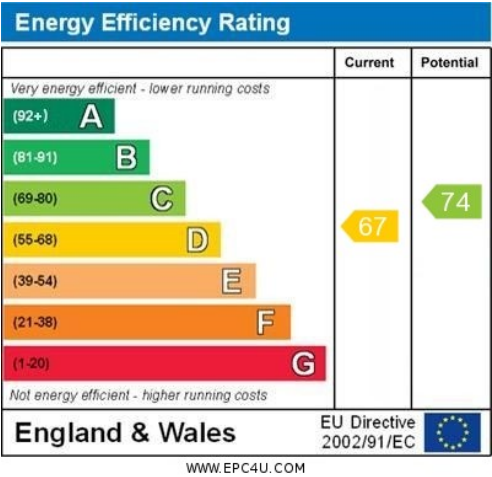
Mainly grassed.

SIDE

Side gate to private side access passage with outside tap round to rear patio and garden

REAR GARDEN:

Patio to the immediate rear of the maisonette and steps down to main garden area with central path and borders.



LEASE: Extended to 189 years from 29th September 1951.

Ref: 2392

These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition.

As a guide to prospective buyers, we have been advised by the vendor regarding the service charge but we have not inspected any accounts and we do not know their terms and conditions. Prospective buyers and their legal advisers will have to establish the exact outgoings and obligations prior to any legal commitment to purchase.



315 RICHMOND ROAD,
KINGSTON UPON THAMES, SURREY, KT2 5QU
TEL: 020 8549 5099

WEBSITE: www.mervynsmith.co.uk E-MAIL: sales@mervynsmith.com