

NORTH KINGSTON

£485,000 : LEASEHOLD

**MERVYN
SMITH**

LANCASTER GARDENS, KINGSTON UPON THAMES, SURREY, KT2 5NQ



A STYLISH 2 DOUBLE BEDROOM UPPER FLOOR PURPOSE BUILT MAISONETTE
with its own private entrance to the side and its own secluded **PRIVATE REAR GARDEN.**

Located in a prime residential side road in popular North Kingston.

Elegant reception room over 14 ft x 13 ft.

Bright double aspect kitchen with fitted units and integral oven, gas hob and dishwasher.

Two generous double bedrooms each about 12 ft x 10 ft.

Double glazed doors and windows. : Gas central heating system.

Garden with lawn, deck and garden shed all secluded by fencing.

LEASE OVER 900 YEARS : Low outgoing.

Within reach of 24 hour buses to Richmond and central Kingston, shops and facilities on Ham Parade, and close to the Hawker Centre gym and walks along the North Kingston riverside.

Lancaster Gardens is a turn off Richmond Road near three sought after schools, - high achieving Tiffin Girls and Ofsted 'Outstanding' rated Fernhill School and the Kingston Academy.



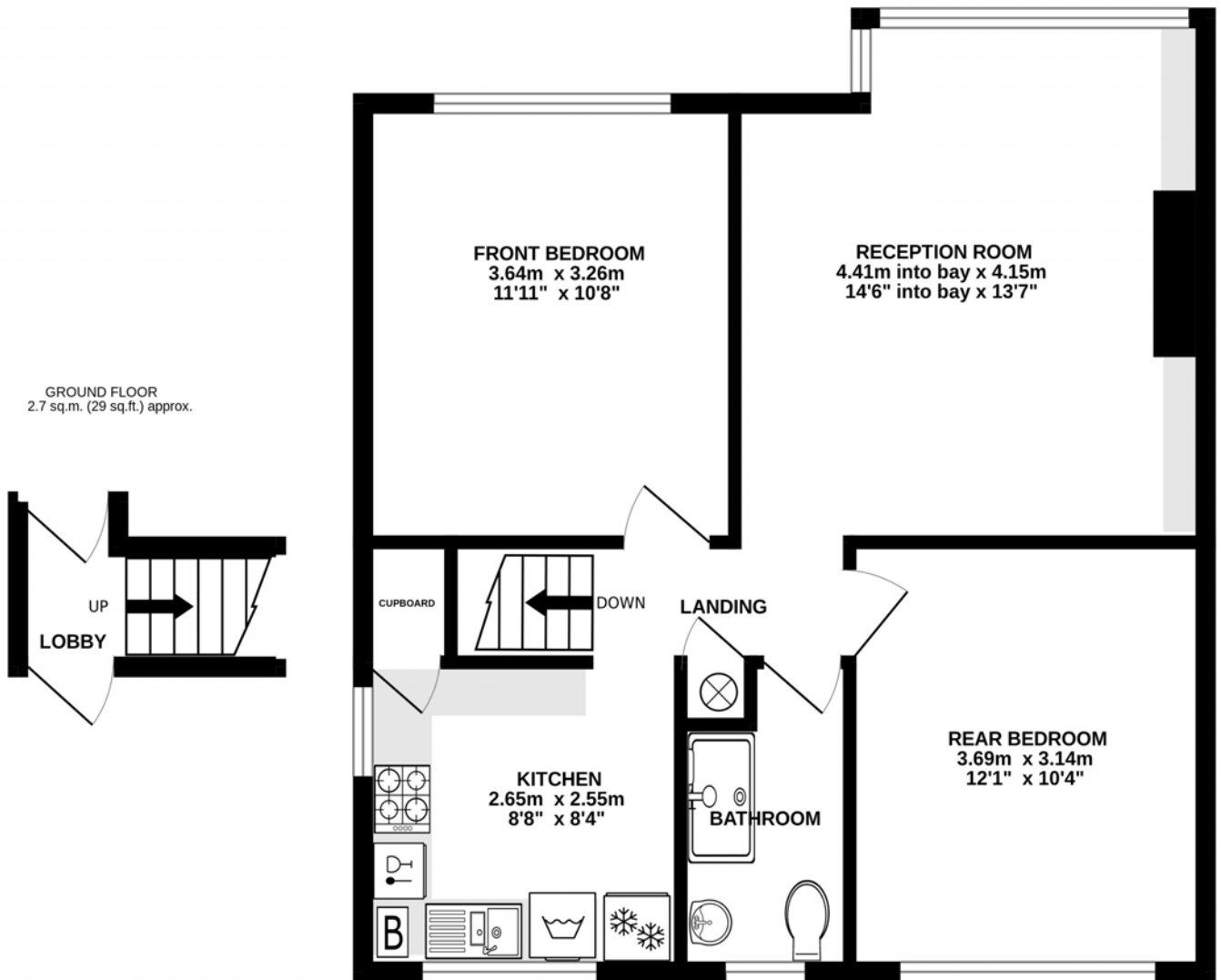
Tel: 020 8549 5099



www.mervynsmith.com

1ST FLOOR
58.0 sq.m. (624 sq.ft.) approx.

GROUND FLOOR
2.7 sq.m. (29 sq.ft.) approx.



TOTAL FLOOR AREA : 60.7 sq.m. (653 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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ENTRANCE PORCH: (to the side of the property)
uPVC front entrance door with double glazed panes into....

ENTRANCE LOBBY:
uPVC rear door with double glazed panes out to garden. Stairs up to....

1st FLOOR HALL LANDING:
Trap door to loft, door to cupboard.

RECEPTION ROOM: Abt 14 ft 6 into bay x 13 ft 7 (4.41 into bay x 4.15m)
Double glazed leaded style half bay window to front aspect, laminate flooring, radiator, inbuilt base level cabinets with fitted shelves over. (NB feature fireplace not included).



KITCHEN: Abt 8 ft 8 x 8 ft 4 (2.65m x 2.55m)

Rear aspect double glazed window, frosted side window, units fitted at eye and base level, white brick tile splashbacks, work tops. Inset gas hob and inbuilt oven under. Integral slimline dishwasher, inset ceramic bowl with mixer tap, spaces for fridge freezer and washing machine. Door to overstair pantry cupboard.



BATHROOM:

Double glazed frosted window, tiled floor, folding doors to walk in shower enclosure, part tiled walls, pedestal wash hand basin, radiator, W.C.



FRONT BEDROOM: Abt. 11 ft 11 x 10 ft 8 (3.64m x 3.26m)

Front aspect double glazed leaded style window, coving, radiator.



REAR BEDROOM: Abt. 12 ft 1 x 10 ft 4 (3.69m x 3.14m)

Double glazed windows to rear aspect, radiator.



OUTSIDE:

PRIVATE REAR GARDEN: Abt. 34 ft x 15 ft (10.38m x 4.55m)

Mainly grassed with garden shed and rear deck.



LEASE: 999 years from Dec 25th 1950

GROUND RENT: £7 per annum

COUNCIL TAX BAND - BAND D - (Royal Borough of Kingston Upon Thames).

REF : 2513

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. **DISCLAIMER:** Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.



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