



THREE TWO ONE  
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V059 BUII

# Park Road, Kingston upon Thames, KT2 5LY

First Floor 2 double bedroom maisonette with no service charge, a private west facing garden and a large garage with vehicular access from the rear. Situated in a popular North Kingston residential area with views across Richmond Park just 0.4 miles from local shops and cafes and only 0.5 miles from the Kingston gate access into the park.

With no onward chain and tastefully presented to offer 472 sq ft of well balanced living space with large recently replaced double glazed windows and doors, energy efficient boiler, access to loft storage, wood style flooring and neutral decor throughout.

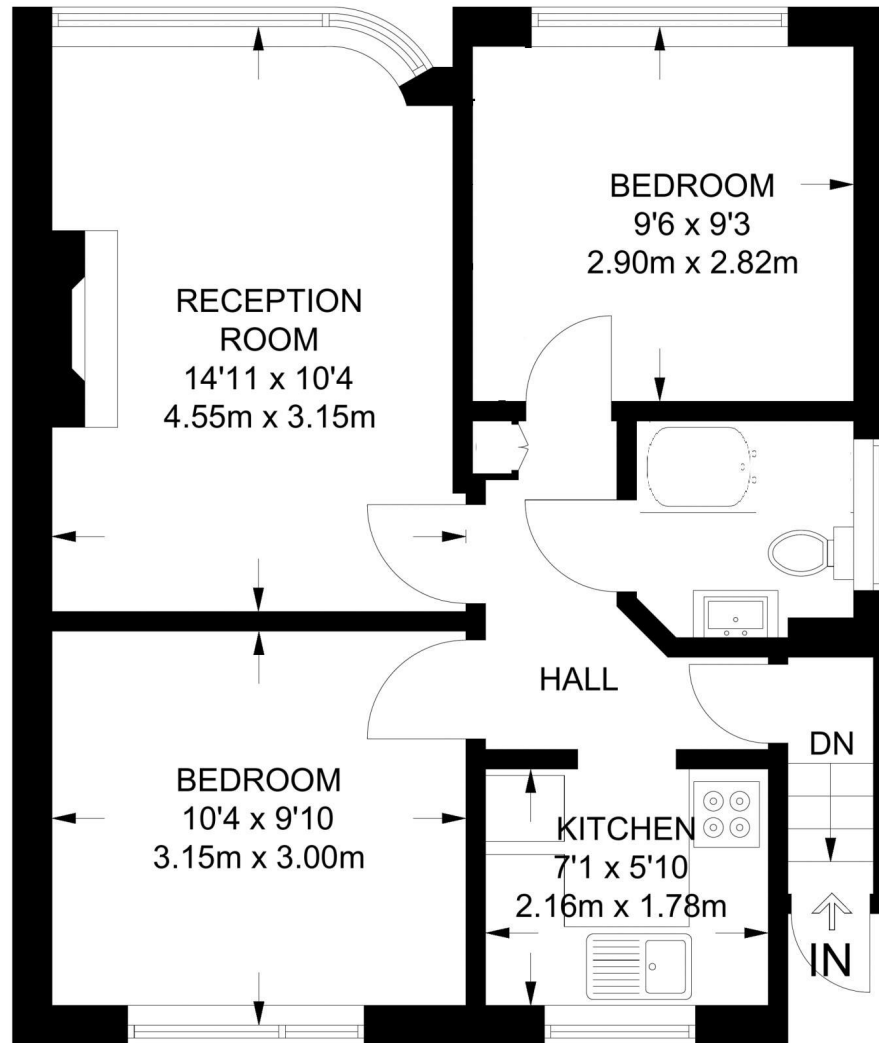
Private external stairs at the side of the building leads up to the front door. Doors in the hallway lead to the 2 double bedrooms, the shower room, the kitchen and the living room with a feature fireplace, views towards Richmond Park and space for seating and dining. The secure gated garden at the bottom of the stairs has a lawn, mature planting and door into the garage with a power supply, lights, water and drainage.

With unrestricted parking on the road and located less than 0.6 miles from Latchmere and Alexandra schools, 0.8 miles from Fernhill and Tiffin Girls schools and within 1.1 mile of Kingston town centre, train centre and Norbiton train station.

EPC Rating D

- First Floor 2 Bedroom Maisonette
- No Chain and No Service Charge
- Private Garden and Large Garage
- Living Room and Separate Kitchen
- Access to Loft Storage
- 0.5 Miles from Kingston Gate to Richmond Park
- 0.4 Miles from Local Shops





APPROXIMATE GROSS INTERNAL AREA  
472 SQ FT / 43.9 SQ M

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