



Lancaster Gardens, Kingston Upon Thames, KT2

ESTATE & AGENT

A spacious, two double bedroom, 1st floor mainsonette, well located with private garden. Offers invited over £400,000.

—• Tailored, local and personal •—

Lancaster Gardens, Kingston Upon Thames, KT2

£400,00 Leasehold

Entrance vestibule

Comprising; upvc front door with fanlight above, door to rear garden and stairs to first floor with refitted carpet.

Landing

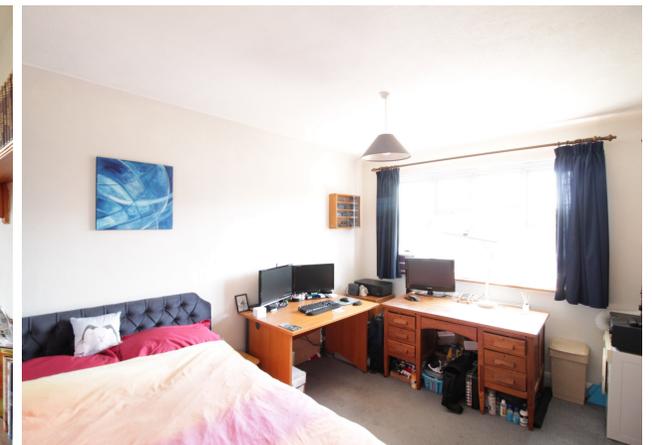
Comprising; loft hatch with ladder providing storage space, cupboard with hot water tank, cupboard above stairs providing additional storage space, skirting board and refitted carpet.

Kitchen 8'3" x 8'8"

Comprising; wooden fitted wall and base units with granite effect laminate worktops, integral stainless-steel sink and drainer unit with mixer tap, integrated full-sized whirlpool dishwasher, integrated electric oven, integral gas hob with fitted extractor hood above, space for a fridge/freezer, space and plumbing for a washing machine, tiles to splashback, two upvc double glazed windows, wood effect laminate flooring.

Living room 14'5" x 13'7"

Comprising; upvc double glazed leaded bay window, double radiator, gas fire, telephone point, tv point and wiring leading to external satellite dish and skirting board.



Bedroom one 12'0" x 10'4"

Comprising; upvc double glazed leaded window, single radiator, cupboard with gas boiler, skirting board.

Bedroom two 12'5" x 10'9"

Comprising; upvc double glazed window, double radiator and skirting board.

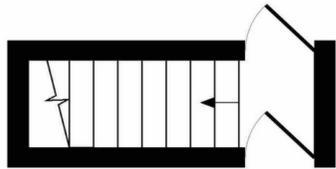
Shower room/w.c. 8'5" x 5'2"

Comprising; white suite including shower cubicle with mains centrally heated shower and mixer tap, pedestal sink with mixer tap, close coupled w.c., spot lights to ceiling, part tiling to walls and floor, upvc double glazed opaque window, storage cupboards, towel rail and shelf, single radiator and wall vent.

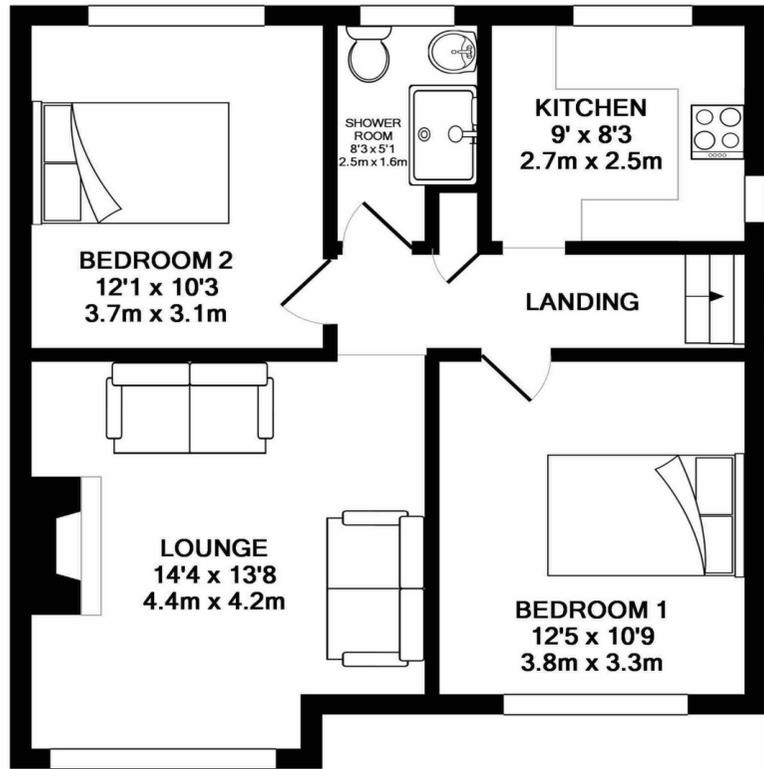
Externally

To the front of the property there is on-street parking and a shared path leading to the front door, with side access to the rear. To the rear there is a garden with shed, lawn, mature shrubs, bay tree and flower beds.





ENTRANCE VESTIBULE
APPROX. FLOOR
AREA 39 SQ.FT.
(3.6 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 616 SQ.FT.
(57.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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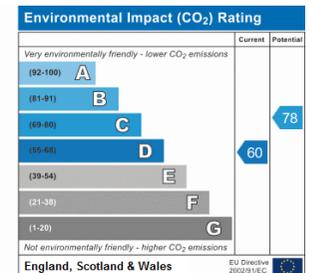
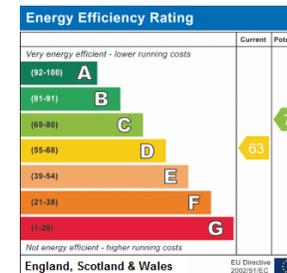
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