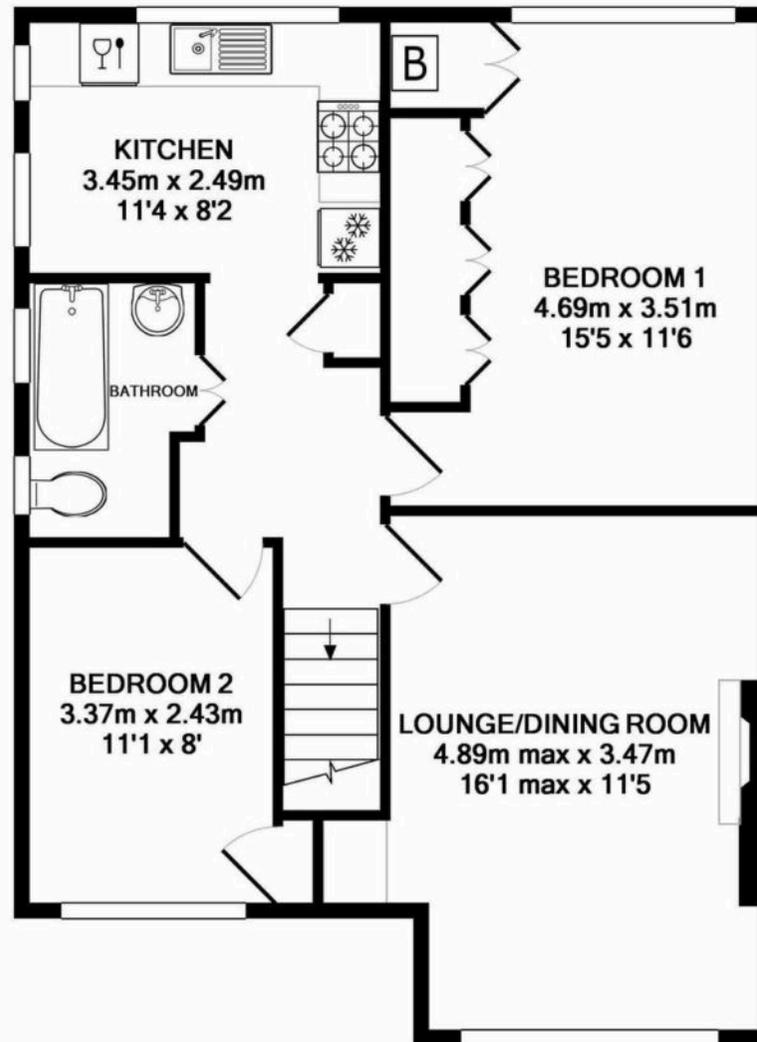


GROUND FLOOR  
APPROX. FLOOR  
AREA 4.4 SQ.M.  
(47 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 63.6 SQ.M.  
(685 SQ.FT.)

TOTAL APPROX. FLOOR AREA 68.0 SQ.M. (732 SQ.FT.)

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

Made with Metropix ©2019

## Kelvedon Close

Kingston Upon Thames

- Elegant well-presented upper floor purpose built maisonette over 730 sq ft + loft and secluded Southerly facing suntrap rear decked private garden.
- Long lease : Low outgoings : Ready for a quick sale with NO ONWARD CHAIN!
- Quiet locale in tranquil residential crescent near Dinton Fields and Richmond Park. Close to sought after schools and nearby buses to Norbiton station, Kingston and Richmond.
- Spacious lounge/dining room over 16 ft x 11 ft with impressive stone fireplace.
- Bright double aspect kitchen/breakfast room with space for small table and chairs, fitted units, Bosch dishwasher, fridge/freezer, 4 ring gas hob and inbuilt oven.
- Own private ground floor entrance into the maisonette + utility area for washing machine and dryer.
- Generous fitted wardrobes with hanging and shelving to the principal bedroom.
- Smart bathroom with 2 windows and shower over the bath.







## Kelvedon Close, North Kingston, KT2

Tenure: Leasehold : 999 years from 1956

Ground Rent : £10 pa

Council Tax band: D

EPC Rating: E

- 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. We have been advised regarding charges 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.