



## Wilmer Crescent, Kingston Upon Thames, KT2

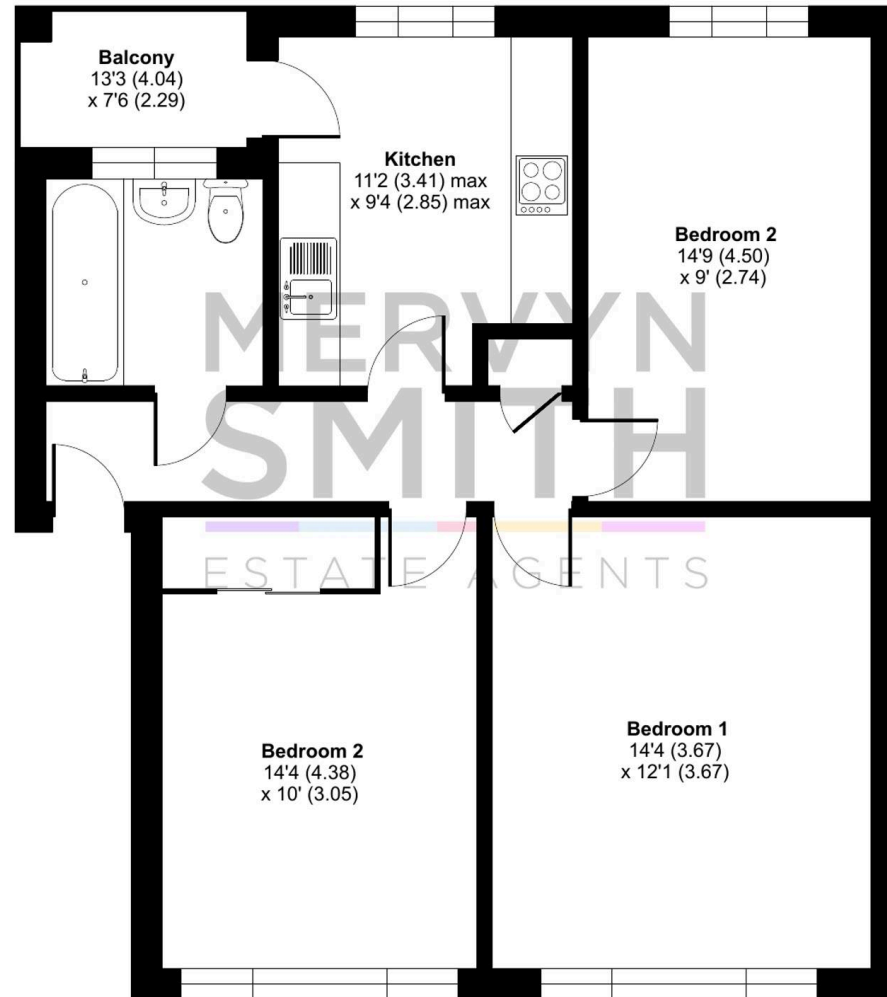
Approximate Area = 689 sq ft / 64 sq m

For identification only - Not to scale

- TWO DOUBLE BEDROOM 1st floor apartment with a GARAGE, SHARE OF FREEHOLD and a PRIVATE REAR BALCONY to the side of Richmond Park.
- NO ONWARD CHAIN and VACANT POSSESSION!
- LOWER THAN AVERAGE SERVICE CHARGES as the freehold includes garages which are rented out to offset the running costs of the development.
- EPC RATING BAND C : Double glazing : Gas central heating system with a Worcester Greenstar condensing boiler.
- Fitted kitchen with integral gas hob, oven and dishwasher.
- Brick built garage with up and over door. Parking to the front of the garage plus off street parking on the hardstanding driveway into the development and around the communal gardens.
- 2 generous bedrooms with wardrobe cupboards : Bright reception room : Mainly tiled bathroom : Private balcony off the kitchen with leafy aspect towards Richmond Park.
- Quiet location in North Kingston near allotments, Barnfield Riding School and Richmond Park. Travel along Park Road to shops, Latchmere, St Agathas, the Alexandra and St Pauls Schools.

Council Tax band: C

Tenure: Share of Freehold



FIRST FLOOR



### **Communal Hall**

Main entrance door and stairs to 1st floor landing.

### **Hall**

Doors to all rooms, storage cupboard, meter cupboard.

### **Reception Room**

Double glazed window overlooking the shared gardens, radiator.

### **Kitchen**

Tile floor, units fitted at eye and base level with worktops and splashbacks, inset sink unit, integral dishwasher, inset gas hob, underbuilt oven, spaces for washing machine and fridge freezer, wall mounted Worcester Greenstar condensing boiler, rear double glazed window and glazed door out to Balcony.



## Balcony

Glazed door off the kitchen to private rear balcony with leafy aspect across gardens towards Richmond Park.





### **Front Bedroom**

Double glazed window overlooking the shared gardens, radiator, sliding doors to wardrobe cupboard.

### **Rear Bedroom**

Double glazed window, radiator, wardrobe cupboards.

### **Bathroom**

Tile floor, panel enclosed bath with shower mixer and screen, part tiled walls, frosted double glazed window, WC, pedestal wash hand basin, heated towel rail.



### Communal Garden

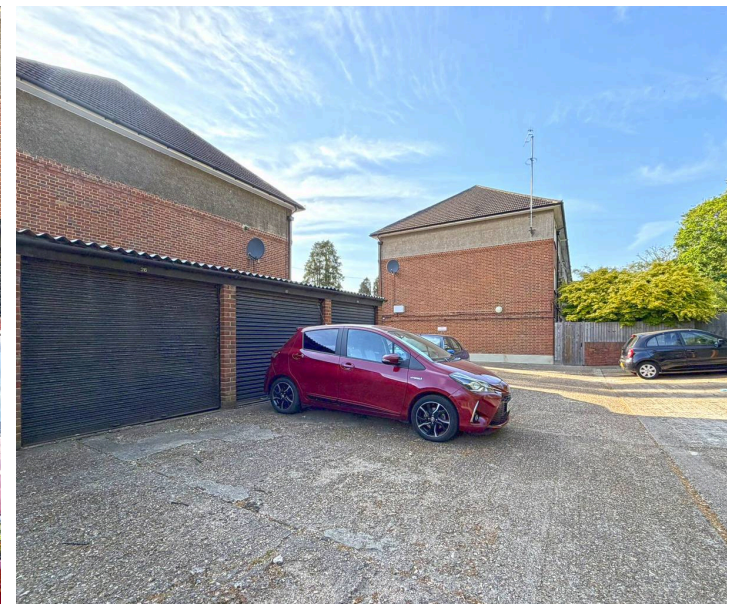
Immediately to the front of the block with grassed areas, trees and picnic tables.



### Garage

Garage No 26 to the left end of the block. Up and over door.

Other garage owners park in front of their garage door and there is also no meters or restriction parking on the hardstanding driveway into the development and around the communal gardens.







## Mervyn Smith

315 Richmond Road, Kingston Upon Thames - KT2 5QU

020 8549 5099 • mail@mervynsmith.co.uk • <http://www.mervynsmith.co.uk/>

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