



Summary:

Ivy Gate are immensely proud to present to the market this stunning three bedroom detached Victorian house situated in a highly sought after area in North Kingston and conveniently located for Richmond Park and within catchment for "Outstanding" schools. The property comprises: Three double bedrooms, modern fitted kitchen, spacious reception room. Conservatory with doors onto private garden. Reception room with bay windows, high ceilings. Canbury Avenue is located in North Kingston, an incredibly popular and desirable area due to the many local amenities on offer. Richmond park, the A3 which provides links to central London and further public transport. Excellent school catchment within the area including Alexandra Primary, Park Hill School, Holy Cross Prep School, Rokeby, St Pauls Primary and The Kingston Academy.

Three Bedroom Detached House

Unfurnished

Spacious Reception Room

Garden

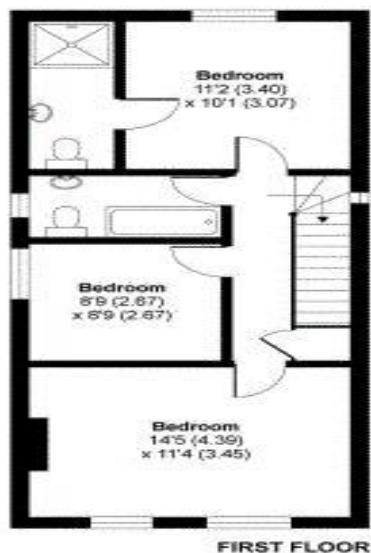
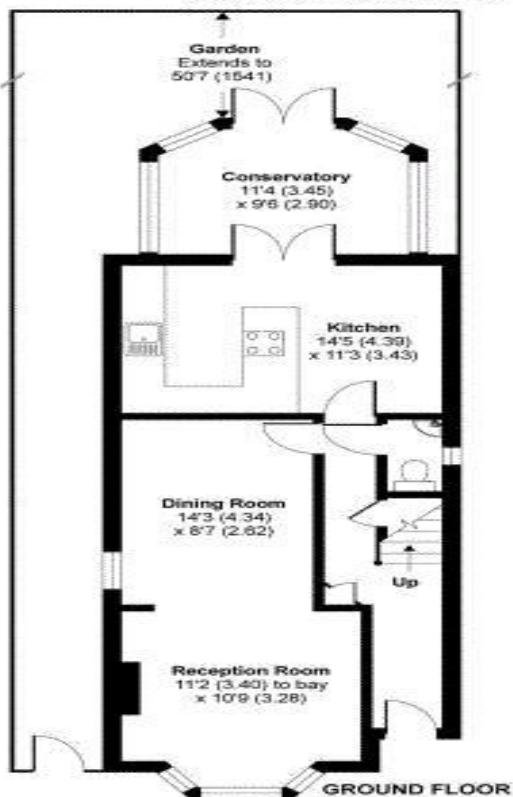
Available Now

Conservatory



Canbury Avenue, Kingston Upon Thames, KT2

APPROX. GROSS INTERNAL FLOOR AREA 1198 SQ FT 111.3 SQ METRES



Tenure:

Council Tax: F

Local Authority: Royal Borough of Kingston upon Thames

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	84
(81-91)		B	
(69-80)		C	
(55-68)		D	56
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.