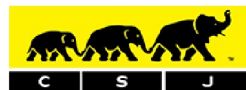




4 CANBURY PARK ROAD, KINGSTON UPON
THAMES, KT2 6JX

Guide Price £500,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

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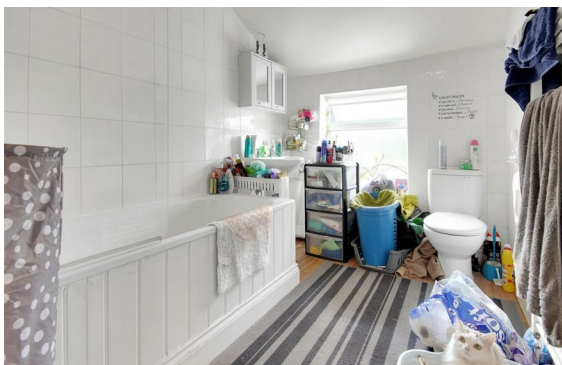
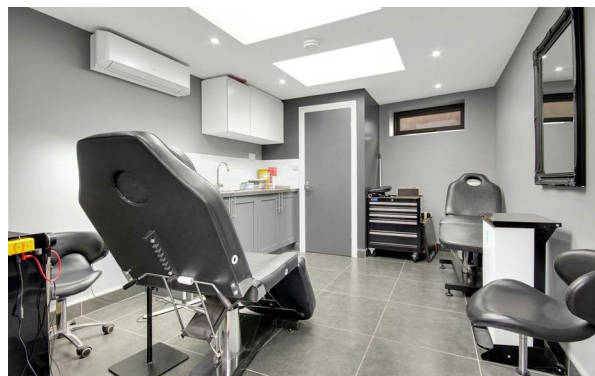
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4 Canbury Park Road,
Kingston



Disclaimer:
Floor plan not drawn to scale. Drawing and dimensions are for guidance only. Whilst every care is taken to prepare this plan, no guarantee or responsibility is made towards the accuracy or completeness of the floor plan.



Location

4 Canbury Park Road is ideally positioned for commuters and residents alike. It is just a 2-minute walk (approximately 0.1 miles) from Kingston Railway Station, which provides South Western Railway services to London Waterloo and other destinations. Hampton Wick Station is about 0.5 miles away (a 10-minute walk), while Norbiton Station is approximately 0.7 miles away (a 14-minute walk). The property also benefits from its proximity to Kingston town centre and the A308, making it highly accessible by both public transport and car.

Description

Existing semi detached freehold shop and upper comprising small ground floor commercial unit to the front with two bedroom flat over rear ground and first floors, in addition to this space you will find a recently built detached outbuilding

The property is being offered with vacant possession and would suit owner occupiers, investors or developers who may look to extend and convert to enhance the saleable space.

Terms

Unconditional offers only are invited for the freehold with vacant possession
Guide Price £500,000

Viewings

Contact sole agents Christopher St James 020 8296 1273

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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