

METRO Property Neighbourhood Watch



Watering holes: Kingston's riverside pubs

This week...

Kingston

Schools, shops, open spaces and a riverside setting - this Thameside town has got the lot, says **Andrea Dean**



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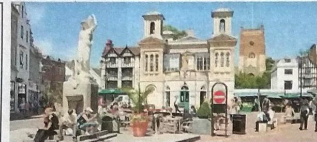
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SETTING THE SCENE

KINGSTON is a historic Thameside town where kings were crowned in the 10th century and markets have been trading since 1170. The ancient Coronation Stone sits next to the Guildhall, though may be relocated to a more prominent site,

and a market is still held six days a week in the Ancient Market Place (above). But many people moving in are focused on the future rather than the past, for Kingston has a university and its schools are almost universally outstanding.

WHAT'S NEW

AT 219 Park Road, a scheme of six houses, two four-bed semis and one five-bed detached house remain, starting at £1.475million, from Jackson-Stops & Staff and Featherstone Leigh.

If money's no object head to the Coombe Hill estate, where a six-bed, 5,600 sq ft house is £4.25million, through John D Wood. Or there's 12,000 sq ft, six-bed Laurel Grove, with a pool, sauna, cinema room and wine cellar - £10.5million from Q Developments.

On a more modest scale, 16 one and two-bed flats launch later this month in Barton House through Jackson-Stops & Staff. Next spring sees the launch of apartments and penthouses at centrally located Kingston Gasworks, from Berkeley Homes. And St George is proposing to redevelop the Old Post Office site, creating 360 new homes.



New-build scheme: 219 Park Road



Centrally located: Kingston Gasworks

VITAL STATISTICS

Council tax: (Band D): £1,673.97
Commuting time to Zone 1: Around 30 minutes
Annual Travelcard: from £2,344
Amenities: ★★★★★ John Lewis; shops in the Bentall Centre; daily and weekly markets; Rose Theatre; Odson cinema
Open spaces: ★★★★★ Thames Path, Richmond

Park, Canbury Gardens, Fairfield Recreation Ground
Schools: ★★★★★ Excellent independent and state schools.
Crime: ★★★★★ Well below London average
Who lives there? Families in professional positions
Famous faces: Jonny Lee Miller and Lisa Faulkner (pictured) were born locally



CRIME RATES, SCHOOLS, OPEN SPACES, PROFILE SUPPLIED BY **FINDAHOOD.COM**

Neighbourhood Watch **METRO Property**



Luxurious: One of the spacious reception rooms at Laurel Grove

SNOOPING AROUND



Traditional: Kingston's Victorian terrace houses

THERE are Victorian and Edwardian terraces and detached houses, riverside apartments and interwar semis. Kingston caters for everyone, from first-time buyers and landlords profiting from the buoyant student market to families from the town centre, which includes KT2, which covers North Kingston and the exclusive Coombe Hill Estate.

RENT REPORT: 'Kingston attracts a range of tenants, from families to professionals and students. The average two-bed flat goes for around £1,400 pcm,' says Sarah Davis, lettings manager at Featherstone Leigh.

PROPERTY LADDER



FIRST RUNG
£270,950
Hamptons International, hamptons.co.uk
A studio flat in a period house, comprising a modern fitted kitchen/living area with mezzanine sleeping platform and a bathroom.

AVERAGE FOR KINGSTON

Average property price for Kingston is £495,000 according to FindaHood.com, which bases its figures on the average price paid over the past three months.



£495,000
Jackson-Stops & Staff, jackson-stops.co.uk
This two-bed Victorian house has a new kitchen, two reception rooms, patio garden and parking space. The bathroom is off one of the bedrooms, but an en-suite could easily be added to bedroom two.



LUXURY HOME
£17.5million
Featherstone Leigh, featherstoneleigh.co.uk
Located within the catchment areas of several outstanding schools, this five-bed detached house has four reception rooms, a mature garden and off-street parking.

NEXT WEEK: Hampstead



Last few remaining



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