

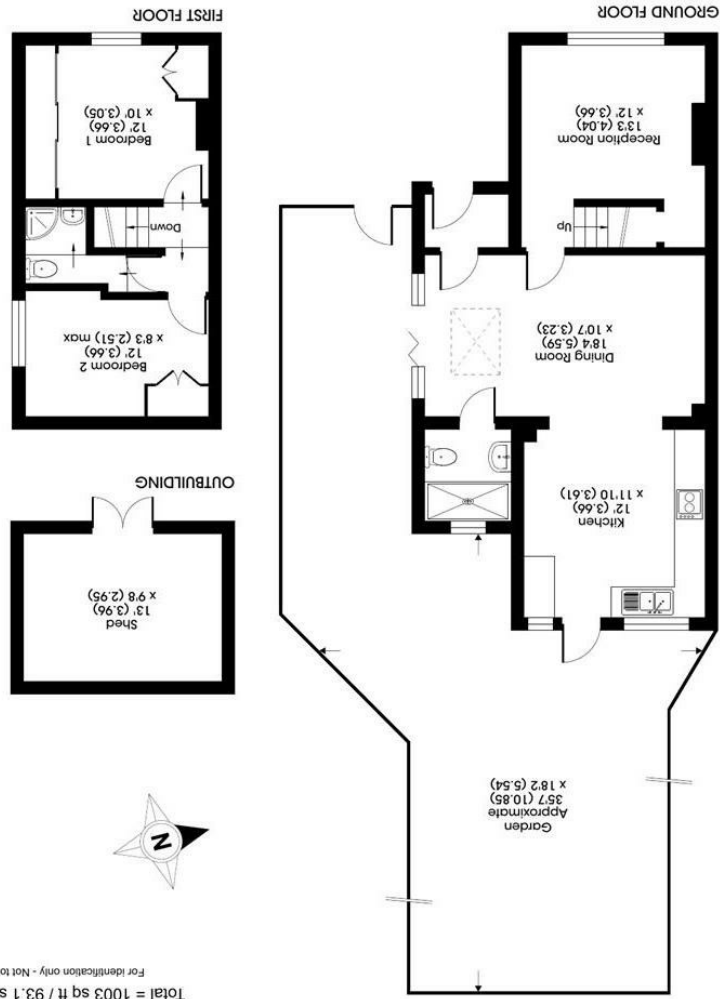
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

England & Wales	
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	3

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Certified Property Measurement  
 Produced for Gibson Lane, REF: 1013134  
 Floor plan produced in accordance with RICS Property Measurement Standards (PS22 Residential) © ndkcom 2023.



Approximate Area = 877 sq ft / 81.4 sq m  
 Outbuilding = 126 sq ft / 11.7 sq m  
 Total = 1003 sq ft / 93.1 sq m  
 For identification only - Not to scale

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