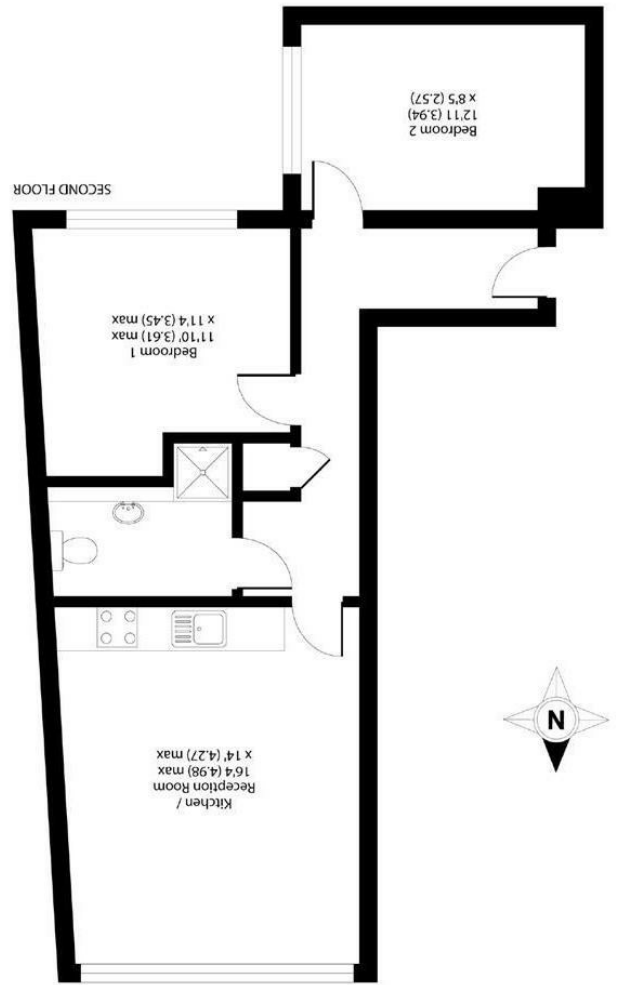


Important Information  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance 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.

Energy Efficiency Rating	
Energy Efficiency Class	B
Energy Efficiency Score	84
Energy Efficiency Potential	C
Energy Efficiency Potential Score	73

Environmental Impact (CO <sub>2</sub> ) Rating	
Environmental Impact Class	C
Environmental Impact Score	35
Environmental Impact Potential	D
Environmental Impact Potential Score	25



APPROX GROSS INTERNAL FLOOR AREA 620 SQ FT 57.5 SQ METRES

34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
[www.gibsonlane.co.uk](http://www.gibsonlane.co.uk)  
 Tel: 020 8546 5444



32 Richmond Road  
 Kingston Upon Thames KT2 5ED



### Guide Price £365,000

- Two Double Bedrooms
- Modern Apartment
- Open Plan Kitchen/Living area
- Central Location
- Moments from station

- Close to Town Centre
- Service Charge £3507 GR £300 p.a.
- EPC Rating - B
- Council Tax Band - D

\* Tenure: Leasehold

\* Local Authority: Kingston upon Thames

### Description

Gibson Lane present to the market this modern and stylish two double bedroom apartment located in central Kingston, conveniently located moments away from Kingston train station and town centre. The property has been freshly decorated throughout and features bamboo flooring, a contemporary kitchen with fitted appliances, two double bedrooms and spacious bathroom with shower. The property also benefits from communal lift access from the ground floor.

### Situation

Richmond Road is ideally situated in the popular North Kingston area. The property is conveniently located within close proximity of Richmond Park and the River Thames and Kingston town centre with its array of shops, restaurants and bars is a short distance away. Conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. The standard of schooling in the immediate area is excellent within both the private and state sector.

