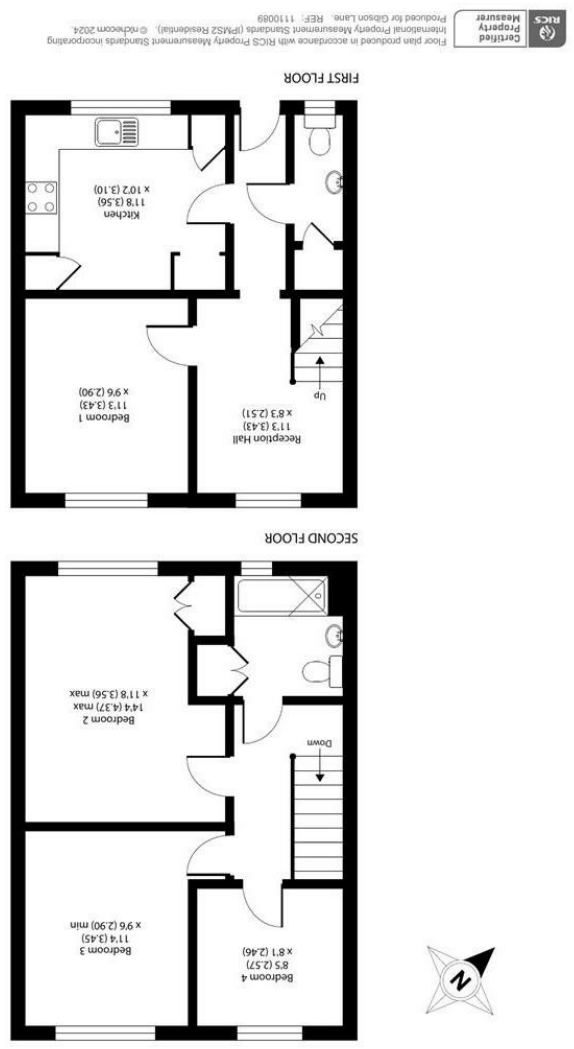
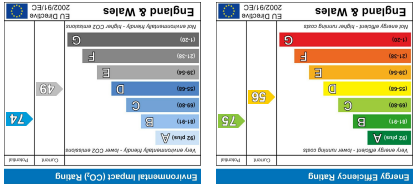


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



Approximate Area = 891 sq ft / 82.8 sq m  
For identification only - Not to scale

34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT12 5ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444



Penrhyn Road,  
 Kingston Upon Thames, Surrey, KT1 2EG



- \* AVAILABLE MID-LATE AUGUST 2024 \*
- Fully furnished 4-bedroom flat
- Ideal for students
- Adjacent To Kingston University Penrhyn Road Campus
- 3 Double Bedrooms & 1 Single Bedroom
- Modern Tiled Bathroom With Bath & Shower
- Separate W/C Toilet
- Fully Furnished
- EPC Rating - D
- Council Tax Band - C



£2,600 Per Calendar Month

Penrhyn Road,  
Kingston Upon Thames,  
Surrey,  
KT1 2EG



**Description:**

Gibson Lane present to the market this spacious, fully-furnished, 4-bedroom maisonette, arranged over two floors. Access is via a secure stairwell and first floor walkway. This property is ideal for four students as it is directly opposite Kingston University's main Penrhyn Road Campus. It offers 3 large double bedrooms plus one good-sized single room. There is a fully fitted kitchen-diner with all modern appliances and seating for 4. Further attributes include a large, tiled bathroom, and a separate WC.



**Location:**

Penrhyn Gardens is a popular development for students studying at Kingston University due to being directly opposite the Penrhyn Road campus. It is also well located for Kingston town centre, River Thames and train stations, including both Kingston & Surbiton which has a fast train direct to Waterloo. The local area provides an extensive range of shops, bars, restaurants and all amenities within walking distance.



**Furnishing:** Furnished

**Local Authority:** Kingston Upon Thames

**Council Tax Band:** C

**Available Date:**

**Deposit:** £3,000

**Tenancy Term:** Long Term

