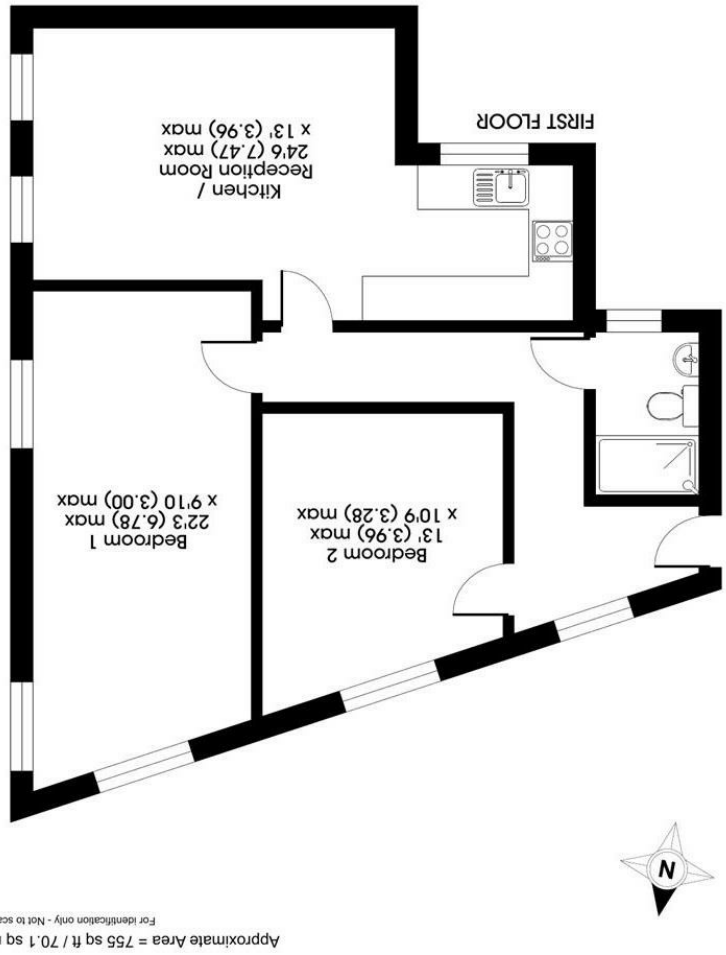## Important Information

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 — England & Wales

Environmental Impact (CO₂) Rating — England & Wales

FIRST FLOOR

Kitchen /
Reception Room
24'6 (7.47) max
x 13' (3.96) max

Bedroom 1
22'3 (6.78) max
x 9'10 (3.00) max

Bedroom 2
13' (3.96)
x 10'9 (3.28) max

N

Approximate Area = 755 sq ft / 70.1 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
Produced for Gibson Lane. REF: 967955

RICS
Certified Property Measurer
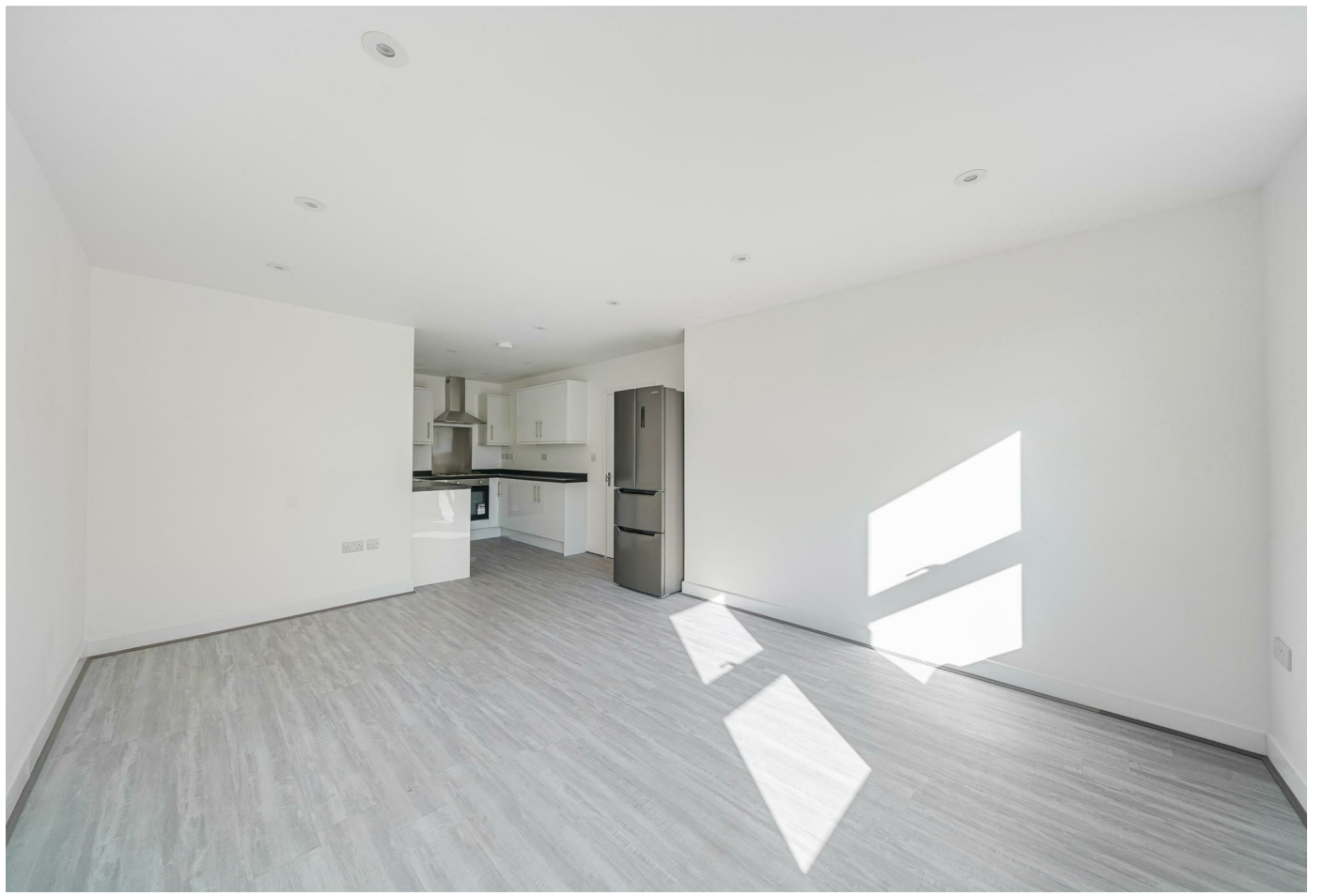
gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444

Gibbon Road,

Kingston Upon Thames, Surrey, KT2 6AB

- New Development
- 2 Large Double Bedrooms
- Large Open Plan Living/Diner/Kitchen
- Short walk from Kingston train station and bus station
- Parking Available (Subject to Additional Cost)
- Unfurnished
- Modern Spec Throughout
- EPC Rating - C
- Council Tax Band - C
- Professionally Managed
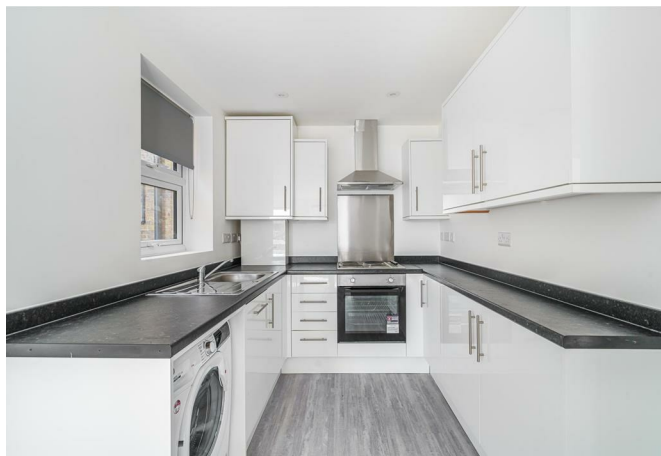

£2,225 Per Calendar Month

Gibbon Road,
Kingston Upon Thames,
Surrey,
KT2 6AB

Description:

Gibson Lane proudly present to the market this exceptionally spacious two bedroom first floor apartment in a new development located minutes away from Kingston station and town centre. The apartment provides spacious living with a modern feel throughout. This property consists of 2 large double bedrooms, large modern bathroom, a stunning large open plan reception and fully fitted kitchen. Further benefits include the option of a parking space (additional charge). Only being minutes away from Kingston Station, and Cromwell Road bus station, makes this property ideal for commuters.

Viewings are highly advised to avoid disappointment.

Location:

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

Furnishing: Unfurnished
Local Authority: Kingston upon Thames
Council Tax Band: C
Available Date:
Deposit: £2,567
Tenancy Term: Long Term