

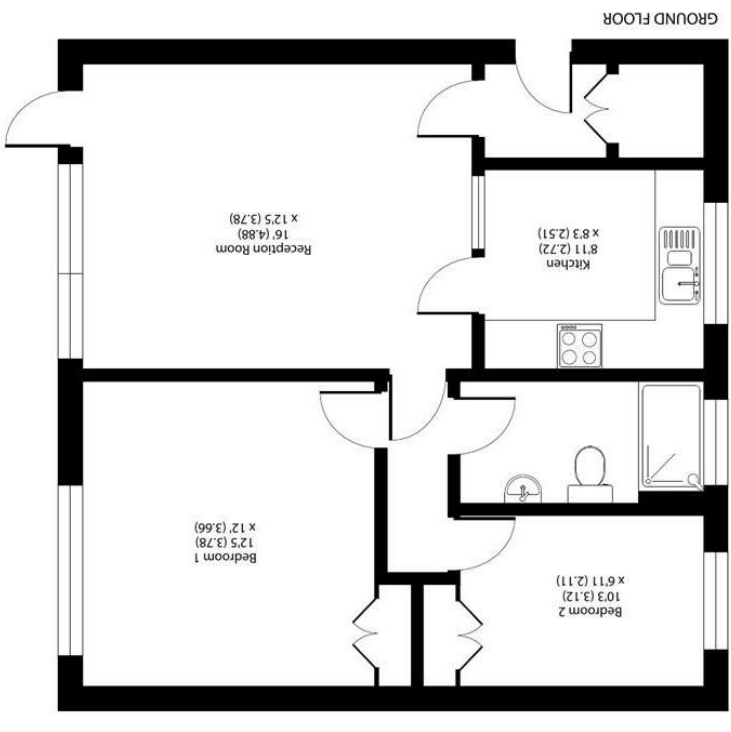
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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	
Very Good	A
Good	B
Fair	C
Below Average	D
Poor	E
Very Poor	F
Very Poor	G

Environmental Impact (CO <sub>2</sub> ) Rating	
Very Good	A
Good	B
Fair	C
Below Average	D
Poor	E
Very Poor	F
Very Poor	G

RICS Certified Property Measurement  
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS 2018)  
 Produced by Gibson Lane, REF: 1130987



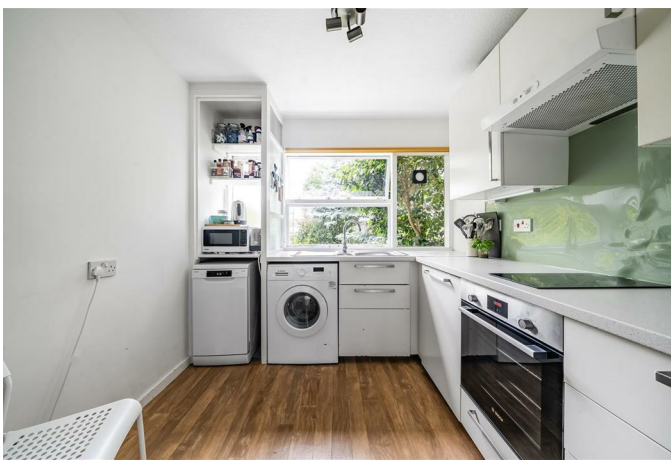
Approximate Area = 650 sq ft / 60.4 sq m  
 For identification only - Not to scale

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 Surrey  
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 Tel: 020 8546 5444



Parkleys  
 Richmond TW10 5LJ





**£1,800 Per Calendar Month**

- Ground Floor Garden Flat
- Lovely Spacious Reception Room
- Good Size Bedrooms
- Fully Fitted Kitchen With Dishwasher & Washing Machine
- Fitted Wardrobes & Storage Cupboard's
- Direct Access To Pretty Communal Gardens
- Grade II Listed Development
- Peaceful Location
- EPC Rating - D
- Council Tax Band - D

\* Tenure:

\* Local Authority: Richmond Upon Thames

## Description

Gibson Lane proudly present to the market this delightful two bedroom ground floor flat, situated in this sought after grade II listed development just off Ham Common. The property is very well kept throughout which provides a large reception room flooded with natural light overlooking the communal gardens, fully fitted kitchen with dishwasher & washing machine, spacious doubled bedroom with fitted wardrobe and a single bedroom with fitted wardrobe. Externally the property benefits from having an attractive patio stepping onto the communal gardens, outside storage cupboard and plenty of parking un-allocated on-street parking.

## Situation

Parkleys is a sought after development located just off the Ham Parade in the Royal Borough of Richmond upon Thames. The property is conveniently positioned for both Kingston and Richmond stations giving direct access into Waterloo. Kingston and Richmond town centres with their array of shops and restaurants are a short distance away and Ham Common, the River Thames and Richmond Park are also near by. The standard of schooling in the immediate area is excellent within both the private and state sector.

