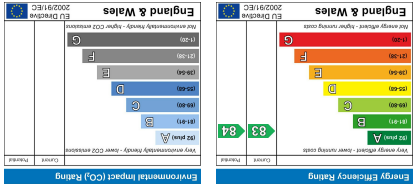
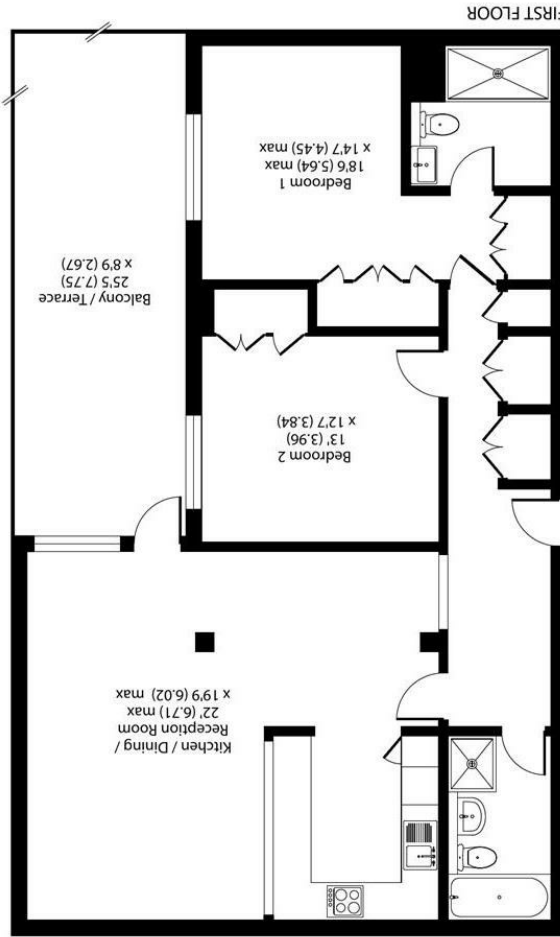


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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



RICS Property Measurement
 Certified
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Gibson Lane, 2024.



Approximate Area = 1055 sq ft / 98 sq m
 For identification only - Not to scale

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 6ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444





39-45 Cowleaze Road,
 Kingston Upon Thames, Surrey, KT2 6DZ



- Modern Apartment Block
- Lovely Open-Plan Kitchen & Living Room
- 2 Double Bedrooms
- 2 Modern Bathrooms
- Allocated Parking Space
- Private Balcony
- Full Redecorated Throughout
- Excellent Location
- EPC Rating - B
- Council Tax Band - D



£2,300 Per Calendar Month

39-45 Cowleaze Road,
Kingston Upon Thames,
Surrey,
KT2 6DZ



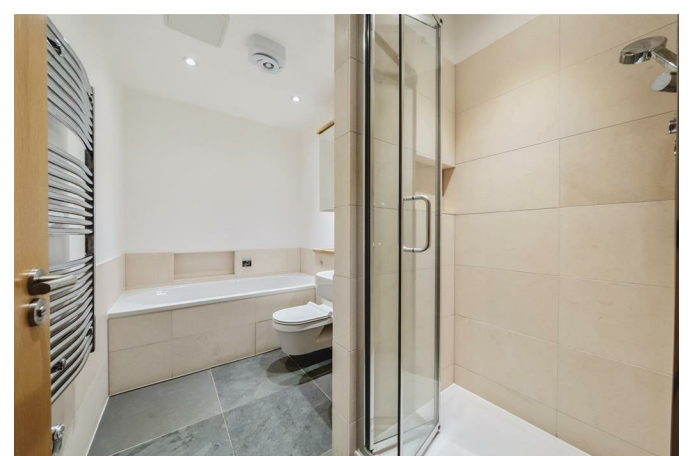
Description:

Gibson Lane welcome to the market a lovely modern high-ceilinged two double bedroom flat located in Cowleaze House which is a newly developed block in 2015 close to Kingston station. This delightful flat offers fantastic living space exceeding 1000 sq ft and boasts modern features throughout with a lovely open-plan kitchen that includes a brand new induction hob, perfect for entertaining guests or enjoying a quiet night in. With two double bedrooms, there's plenty of space for a small family or guests to stay over comfortably along with two modern bathrooms. A key attraction to this property includes the sun-capturing private balcony, that gives enough space for garden furniture and it has a plant irrigation system. Further benefits include an allocated parking space, substantial inbuilt storage, PIV ventilation system, inside bike storage facilities and all amenities within a short walk from your front door.



Location:

Cowleaze House is a lovely newly built block which 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 sectors.



Furnishing: Unfurnished

Local Authority: Kingston Upon Thames

Council Tax Band: D

Available Date:

Deposit: £2,653

Tenancy Term: Long Term