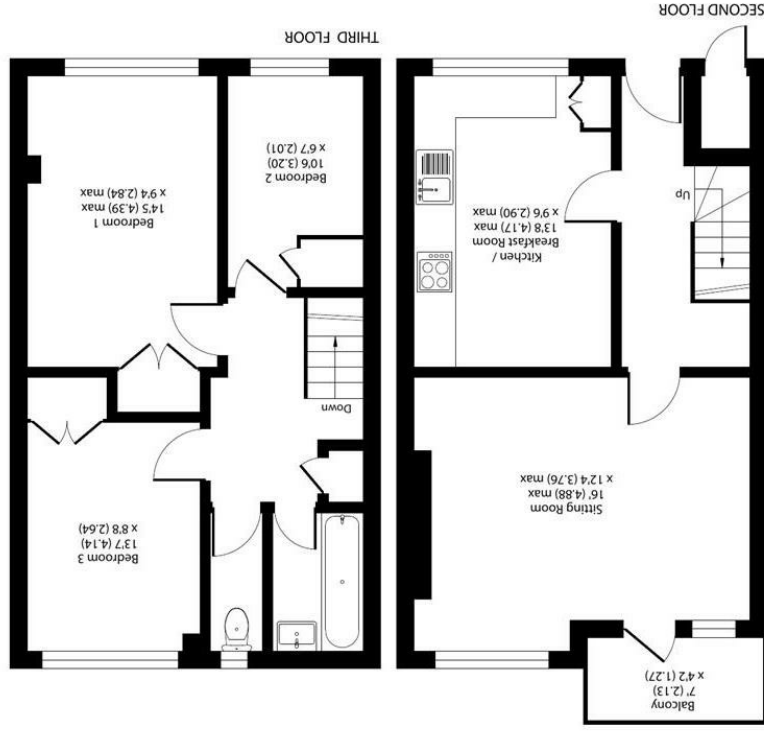


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	C

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



Approximate Area = 868 sq ft / 80.6 sq m
 Total = 876 sq ft / 81.3 sq m
 Outbuilding = 8 sq ft / 0.7 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



Acre Road,
 Kingston Upon Thames, Surrey, KT2 6EH



- 3 Bedroom Split Level Flat
- Close to Kingston Station & Town Centre
- Private Balcony
- Professionally Managed
- EPC - C
- Council Tax Band - C



£2,250 Per Calendar Month

Acre Road,
Kingston Upon Thames,
Surrey,
KT2 6EH



Description:

A spacious three bedroom split level flat in a prime North Kingston location. Offering over 860sqft of accommodation split over two floors, the internal layout comprises reception room, kitchen, bathroom and three bedrooms. The location is ideal for Kingston town centre and station, outstanding local schools and Richmond Park and the River Thames. The property's location offers easy access to local amenities, including shops, restaurants, and parks, ensuring that everything you need is right at your doorstep.



Location:

Acre Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and 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: Furnished

Local Authority: Kingston upon Thames

Council Tax Band: C

Available Date:

Deposit: £2,596

Tenancy Term: Long Term

