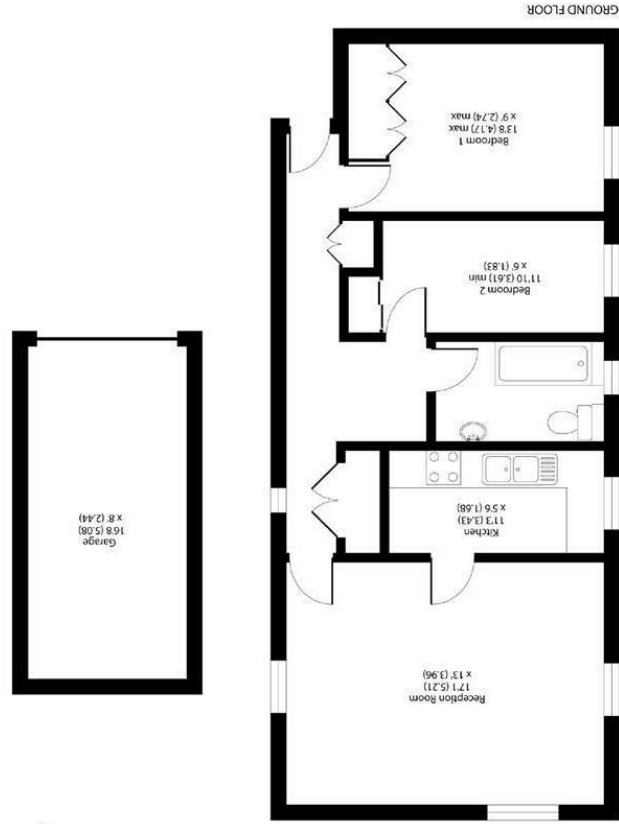
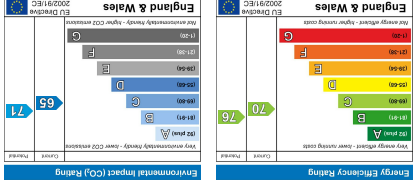


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



APPROX. GROSS INTERNAL FLOOR AREA 829 SQ FT 77 SQ METRES  
 (INCLUDES DETACHED GARAGE)



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





- Modernised Flat
- 2 Double Bedrooms
- Spacious Living Room With Excellent Views
- Fully Fitted Modern Kitchen
- Off Street Parking
- Lift Access
- Communal Gardens
- Great Location
- EPC Rating - D
- Council Tax Band - C



£1,800 Per Calendar Month

High Ashton,  
Kingston Upon Thames,  
Surrey,  
KT2 7QL



**Description:**

\*RENT INCLUDES HEATING COSTS\*

Gibson Lane present to the market a seventh floor modern apartment located in this well regarded development on Kingston Hill giving easy access to Norbiton train station, Richmond Park and Kingston town centre. Accommodation comprises of hard wooden flooring throughout with a reception/dining room, modern fitted kitchen, two bedrooms and a bathroom. The property has the added benefit of off street parking and communal gardens.



**Location:**

Kingston Hill is a popular North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. The A3 which serves both London & the M25 is easily accessible by car. 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:** Furnished/unfurnished  
**Local Authority:** Kingston upon Thames  
**Council Tax Band:** C  
**Available Date:** 28th September 2024  
**Deposit:** £2,076  
**Tenancy Term:** Long Term