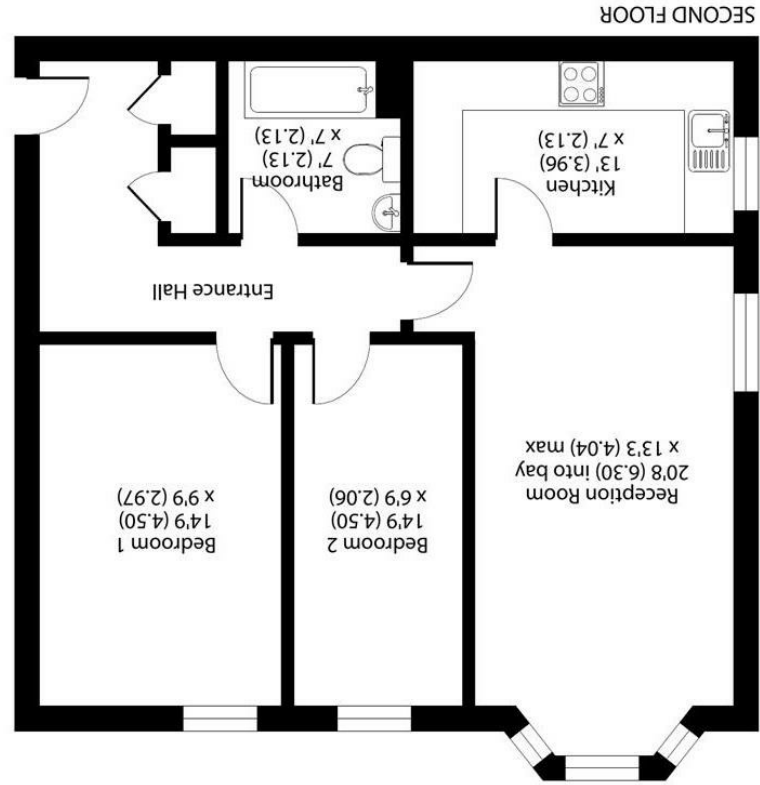


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

Environmental Impact (CO ₂) Rating	
Very Good	A
Good	B
Fair	C
Below Average	D
Poor	E
Very Poor	F
Very Poor	G
Very Poor	H
Very Poor	I
Very Poor	J
Very Poor	K

RICS Certified Property Measurement
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndkcom 2024. REF: 116955



Approximate Area = 748 sq ft / 69.4 sq m
 For identification only - Not to scale

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



Sigrist Square
 Kingston Upon Thames KT2 6JY



Guide Price £525,000

- Grade 2 Listed Building
- Second Floor
- Two Bedrooms
- Allocated Parking Space
- Accommodation approaching 750sqft
- Communal Gardens
- Share of Freehold
- SC £2500 Per annum
- EPC Rating - C

* Tenure: Leasehold - Share of Freehold

* Local Authority:

Description

A spacious two bedroom apartment situated in this sought after development in North Kingston.

This bright and airy property has an abundance of natural light coming from the large windows and features well balanced accommodation approaching 750 sqft comprising two bedrooms, 20' reception/dining room, fitted kitchen and a generous modern bathroom.

Further benefits include a large loft area for storage and a secure allocated parking space within the gated development.

Situation

Sigrist Square 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 5 minute walk away. Richmond Park and the River Thames are also within easy reach. The standard of schooling in the immediate area is excellent within both the private and state sectors.

