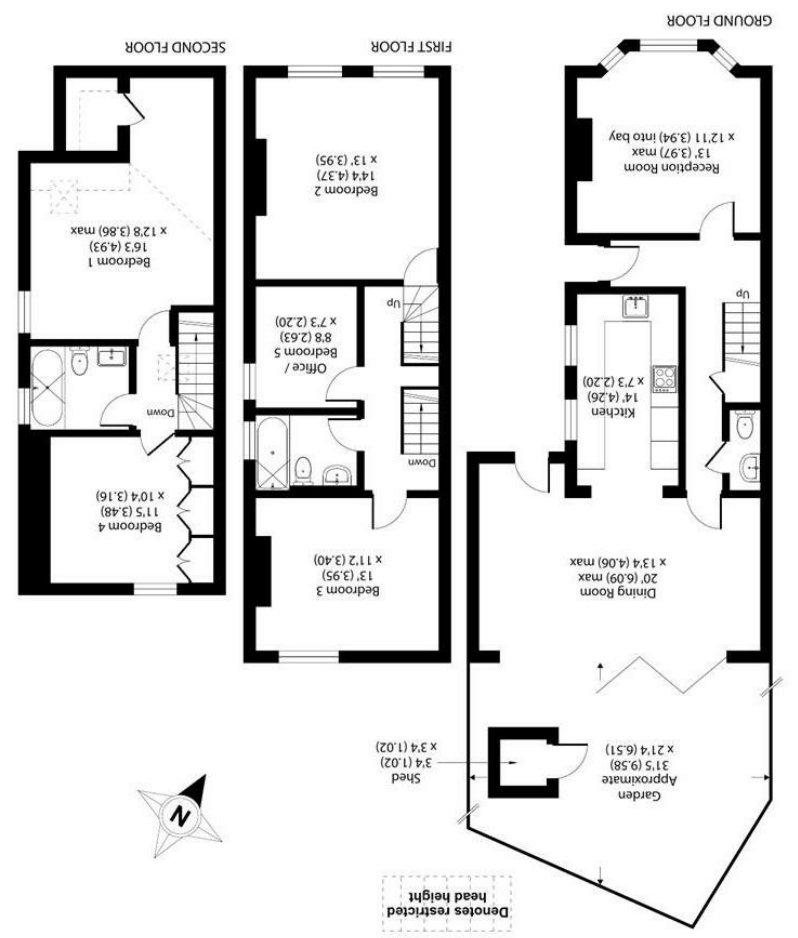


| England & Wales | |
|--|---|
| Energy Efficiency Rating | A |
| Environmental Impact (CO ₂) Rating | B |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Gibson Lane, 2025. RFE: 1256614



Approximate Area = 1553 sq ft / 144.3 sq m
 Including Limited Use Areas = 41 sq ft / 3.8 sq m
 Outbuilding = 11 sq ft / 1 sq m
 Total = 1605 sq ft / 149.1 sq m

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



Canbury Avenue
 Kingston Upon Thames KT2 6JP

