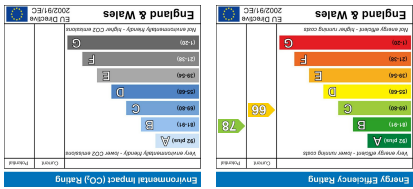


**Important Information**  
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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



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

**gibson lane**

Approximate Area = 613 sq ft / 56.9 sq m  
Outbuilding = 26 sq ft / 2.4 sq m  
Total = 639 sq ft / 59.3 sq m  
For identification only - Not to scale



Burton Road,  
Kingston Upon Thames, Surrey, KT2 5TE





- Spacious Ground Floor Flat
- Newly Fitted Modern Kitchen
- Lovely Reception Room
- 2 Double Bedrooms
- Private Rear Garden
- Fitted Wardrobes
- Excellent Location Within Outstanding Local School Catchment Zones
- Close To Kingston Town Centre & Train Station
- Council Tax Band - D
- EPC Rating - D



£2,100 Per Calendar Month

Burton Road,  
Kingston Upon Thames,  
Surrey,  
KT2 5TF



### Description:

Gibson Lane present to the market this delightful ground floor two bedroom flat on one of North Kingston's most sought after roads. Having undergone recent refurbishment works the property offers a lovely modern kitchen, large reception room with french doors leading onto private rear garden, two good size bedrooms with large master bedroom including fitted wardrobes and bathroom with bath & shower along with additional W/C toilet. The property is perfectly located in the heart of North Kingston which gives the opportunity to access the excellent local school catchment zones, short walk from Richmond Park, Kingston town centre and train station.

### Location:

Located in this premier North Kingston road within close proximity of Richmond Park and Canbury Gardens with the River Thames, Burton Road is an extremely sought after location. The property is ideally situated 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, these include Latchmere, Fern Hill, St Lukes, The German School, The Kingston Academy, Greycourt and Tiffin boys & girls. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

**Furnishing:** Furnished/unfurnished  
**Local Authority:** Kingston Upon Thames  
**Council Tax Band:** D  
**Available Date:**  
**Deposit:** £2,423  
**Tenancy Term:** Long Term

