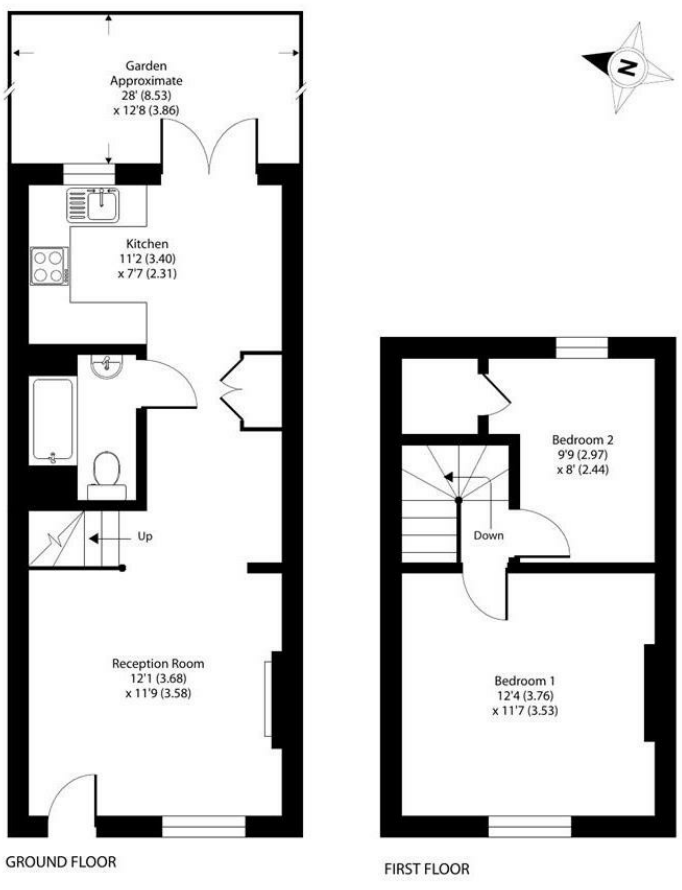
Approximate Area = 633 sq ft / 58.8 sq m

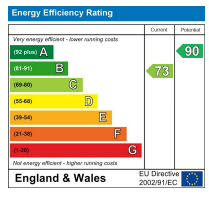
For identification only - Not to scale

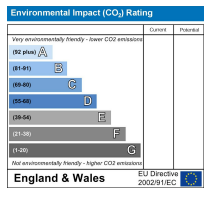


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1078466

gibson lane

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





Important Information

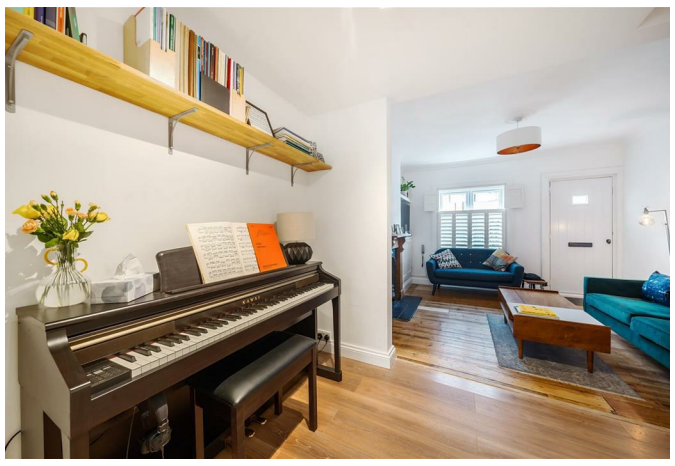
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

The Property Ombudsman
naea | propertymark PROTECTED
arla | propertymark PROTECTED

- Charming Victorian Cottage
- Immaculately Presented
- Impressive 28ft Rear Garden
- Part-Furnsihed
- Open Plan Style of Living
- North Kingston Location
- Moments from Richmond Park
- Close to Norbiton/Kingston Train Stations
- EPC Rating - C
- Council Tax Rating - D

£2,400 Per Calendar Month

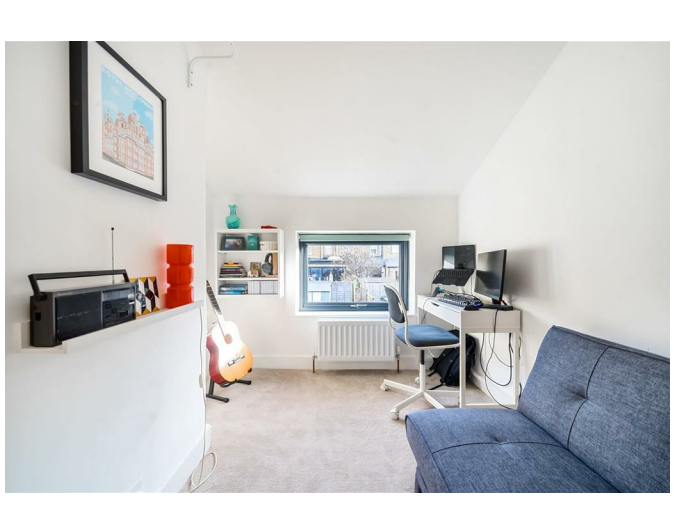
York Road,
Kingston Upon Thames,
Surrey,
KT2 6JF

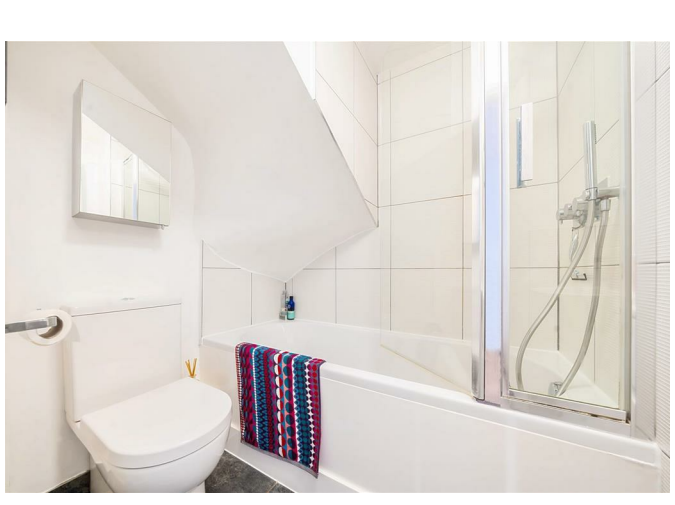


Description:

Gibson Lane are proud to present to market an immaculately presented two bedroom cottage situated in this popular road in North Kingston. The ground floor provides an impressive open plan style of living to include a spacious double reception room to the front with feature fireplace, downstairs modern bathroom and a kitchen/dining area to the rear with double glass doors opening up onto a fantastic private rear garden spanning almost 30ft. The property also benefits from being a short distance from Richmond Park, Kingston town centre for its shopping, cafe's, restaurants, riverside and transport links as well as Norbiton train station making it convenient for commuting by train to London. Viewings are highly recommended to truly appreciate what this charming home has to offer!

Please note that the furnishings are different from that in the photo





Location:

York Road is conveniently positioned between Richmond Park and the River Thames and is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. 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: Part furnished
Local Authority: Kingston Upon Thames
Council Tax Band: D
Available Date: 7th June 2025
Deposit: £2,769
Tenancy Term: Long Term