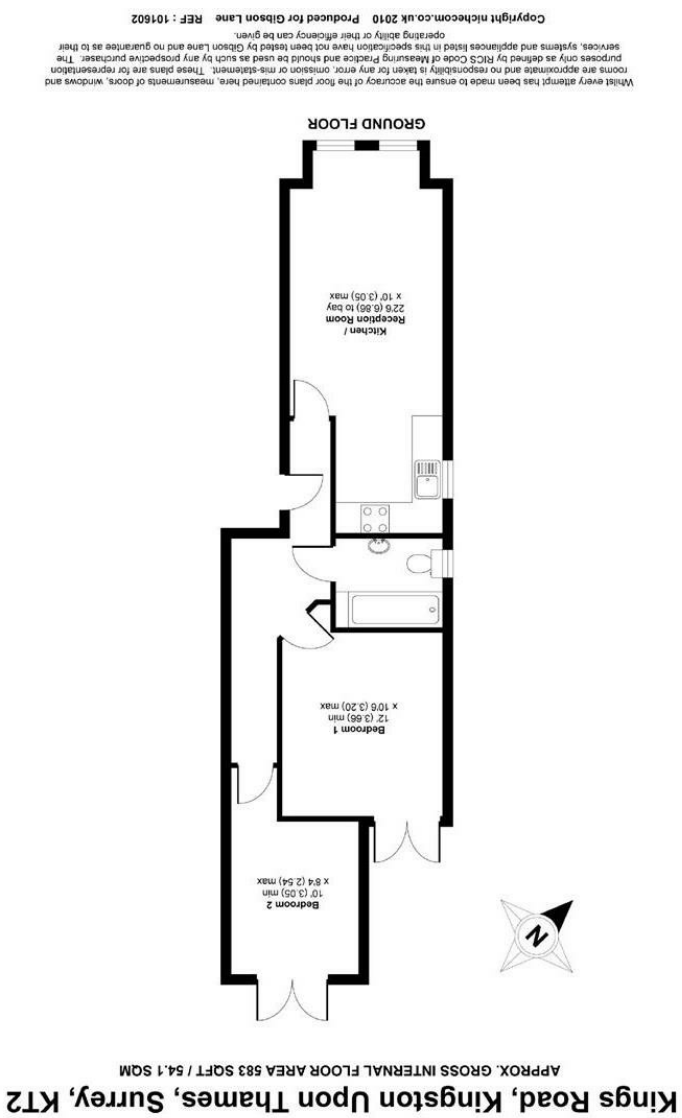


Energy Efficiency Rating	
EU Standard	2002/91/EC
Best energy efficiency - Super Low energy class	A
Very good energy efficiency - Low energy class	B
Good energy efficiency	C
Below average energy efficiency	D
Average energy efficiency	E
Below average energy efficiency	F
Poor energy efficiency	G
Very poor energy efficiency	H
Worst energy efficiency	I
Very poor energy efficiency - Super Low energy class	J
Very poor energy efficiency - Super Low energy class	K
Very poor energy efficiency - Super Low energy class	L
Very poor energy efficiency - Super Low energy class	M
Very poor energy efficiency - Super Low energy class	N
Very poor energy efficiency - Super Low energy class	O
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Very poor energy efficiency - Super Low energy class	S
Very poor energy efficiency - Super Low energy class	T
Very poor energy efficiency - Super Low energy class	U
Very poor energy efficiency - Super Low energy class	V
Very poor energy efficiency - Super Low energy class	W
Very poor energy efficiency - Super Low energy class	X
Very poor energy efficiency - Super Low energy class	Y
Very poor energy efficiency - Super Low energy class	Z

Environmental Impact (CO <sub>2</sub> ) Rating	
EU Standard	2002/91/EC
Best environmental impact - Super Low energy class	A
Very good environmental impact - Low energy class	B
Good environmental impact	C
Below average environmental impact	D
Average environmental impact	E
Below average environmental impact	F
Poor environmental impact	G
Very poor environmental impact	H
Worst environmental impact	I
Very poor environmental impact - Super Low energy class	J
Very poor environmental impact - Super Low energy class	K
Very poor environmental impact - Super Low energy class	L
Very poor environmental impact - Super Low energy class	M
Very poor environmental impact - Super Low energy class	N
Very poor environmental impact - Super Low energy class	O
Very poor environmental impact - Super Low energy class	P
Very poor environmental impact - Super Low energy class	Q
Very poor environmental impact - Super Low energy class	R
Very poor environmental impact - Super Low energy class	S
Very poor environmental impact - Super Low energy class	T
Very poor environmental impact - Super Low energy class	U
Very poor environmental impact - Super Low energy class	V
Very poor environmental impact - Super Low energy class	W
Very poor environmental impact - Super Low energy class	X
Very poor environmental impact - Super Low energy class	Y
Very poor environmental impact - Super Low energy class	Z



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







- Ground Floor Modern Apartment
- Open-Plan Kitchen & Reception Room
- 2 Bedrooms
- Private Patio
- Within Excellent School Catchment Zones
- Unfurnished
- Wooden Flooring Throughout
- Desirable North Kingston Location
- EPC Rating - C
- Council Tax Band - D



£2,000 Per Month

92a Kings Road,  
Kingston Upon Thames,  
Surrey,  
KT2 5HT



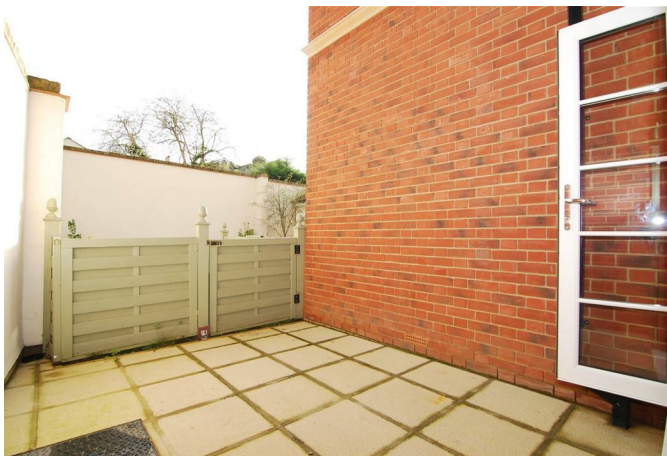
### Description:

Gibson Lane present to the market a modern two bedroom ground floor apartment located in the heart of North Kingston. The property benefits from an allocated parking space and comprises two bedrooms, fitted kitchen, reception room and bathroom. Further benefits include direct access to a private patio from both bedrooms and solid wood floors throughout.



### Location:

Kings Road is situated in this premier North Kingston location between Richmond Park, Canbury Gardens and the River Thames. The property is convenient for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fern Hill, the German School and Tiffin boys & girls, the area also has an extensive range of leisure facilities.



**Furnishing:** Unfurnished

**Local Authority:** Kingston Upon Thames

**Council Tax Band:** D

**Available Date:** 2nd June 2025

**Deposit:** £2,307

**Tenancy Term:** Long Term