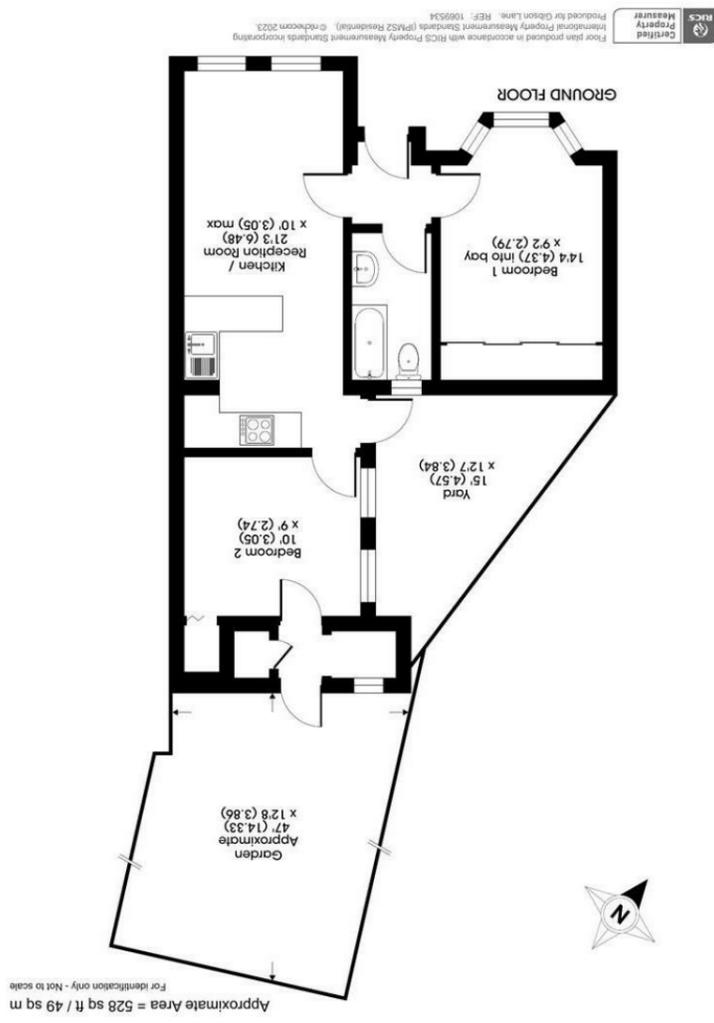


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

Environment Impact (CO ₂) Rating	Energy Efficiency Rating
 Environment Impact (CO ₂) Rating: C	 Energy Efficiency Rating: D



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



Elm Road,
 Kingston Upon Thames, Surrey, KT2 6HP



- Ground Floor Converted Garden Flat
- Newly Refurbished
- Modern Open-Plan Kitchen & Reception Room
- Two Double Bedrooms
- Modern Tiled Bathroom
- Private Rear Garden & Separate Additional Courtyard
- Excellent Location For Local School Catchment Zones
- Short Walk From Kingston Station & Town Centre
- EPC Rating - D
- Council Tax Band - C



£2,250 Per Calendar Month

Elm Road,
Kingston Upon Thames,
Surrey,
KT2 6HP



Description:

Gibson Lane are proud to present to market a recently renovated two double bedroom ground floor garden flat located on the popular Elm Road in the heart of North Kingston. The property features it's own private front door, spacious entrance, large double bedroom with bay window, modern bathroom with shower over bath, a second double bedroom, a spacious open plan kitchen/dining/reception room, a private rear garden and separate additional courtyard area. The property also benefits from being a short walk from the town centre and station and is within close proximity to excellent state schools making this perfect choice for working professionals or a small family.

Location:

Elm Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and 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 sector.



Furnishing: Unfurnished
Local Authority: Kingston upon Thames
Council Tax Band: C
Available Date:
Deposit: £2,596
Tenancy Term: Long Term