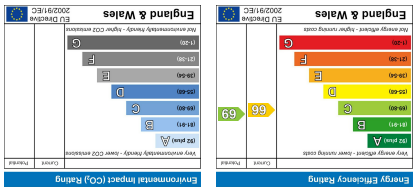


Important Information  
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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







- First Floor Split Level Flat
- Fully Refurbished Throughout
- Stunning Kitchen With Fitted Appliances
- Modern Tiled Bathroom With Bath & Shower
- 2 Double Bedrooms
- Substantial Storage
- Bike Storage/Brick Built Shed
- EPC Rating - D
- Council Tax Band - C



£2,250 Per Calendar Month

Richmond Road,  
Kingston Upon Thames,  
Surrey,  
KT2 5QU

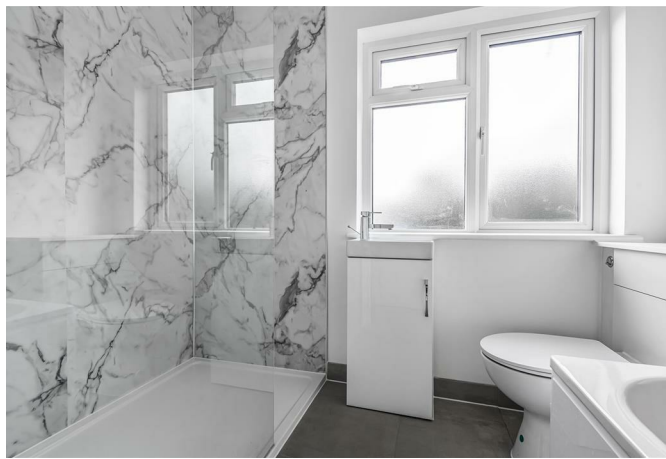


## Description:

Gibson Lane present to the market this stunning, fully refurbished split level first floor flat located on the very popular Ham parade. On the first floor this property provides a fully fitted modern kitchen with fitted appliances, large reception room, double bedroom and tiled bathroom with bath & shower further benefitting from underfloor heating. The top floor comprises of the master bedroom and ample eave storage which is a huge benefit to the property. External benefits include patio garden with space for garden furniture and a brick built shed/bike storage. With excellent local amenities that the Ham parade offers you also have Ham common on the door step, Richmond Park within 10 minutes walk and the historic Ham house just around the corner.

## Location:

Located on Ham parade this property is conveniently positioned for both Kingston and Richmond stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston and Richmond town centres with their array of shops and restaurants are a short distance away and the River Thames, Richmond park and Ham Common are all near by. The standard of schooling in the immediate area is excellent within both the private and state sector.



**Furnishing:** Unfurnished  
**Local Authority:** Richmond Upon Thames  
**Council Tax Band:** C  
**Available Date:** 31st July 2025  
**Deposit:** £2,596  
**Tenancy Term:** Long Term