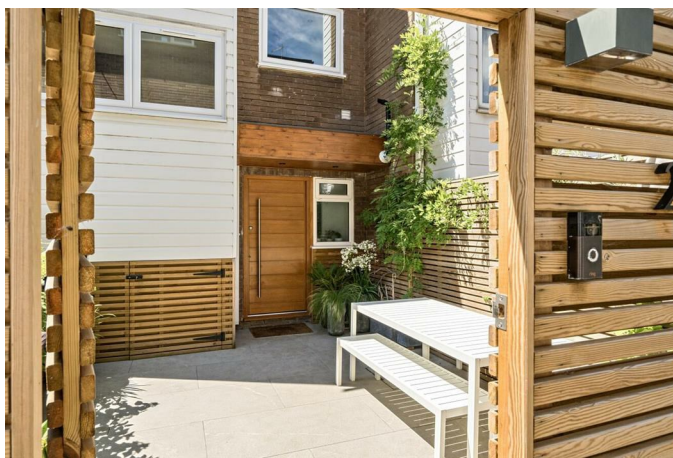


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Important Information

England & Wales	
EU Standard	2009/10/EC
Best available technique - Approximate CO2 emissions	
A	100-120
B	120-140
C	140-160
D	160-180
E	180-200
F	200-220
G	220-240
H	240-260
I	260-280
J	280-300
K	300-320
L	320-340
M	340-360
N	360-380
O	380-400
P	400-420
Q	420-440
R	440-460
S	460-480
T	480-500
U	500-520
V	520-540
W	540-560
X	560-580
Y	580-600
Z	600-620
AA	620-640
AB	640-660
AC	660-680
AD	680-700
AE	700-720
AF	720-740
AG	740-760
AH	760-780
AI	780-800
AJ	800-820
AK	820-840
AL	840-860
AM	860-880
AN	880-900
AO	900-920
AP	920-940
AQ	940-960
AR	960-980
AS	980-1000
AT	1000-1020
AU	1020-1040
AV	1040-1060
AW	1060-1080
AX	1080-1100
AY	1100-1120
AZ	1120-1140
BA	1140-1160
BB	1160-1180
BC	1180-1200
BD	1200-1220
BE	1220-1240
BF	1240-1260
BG	1260-1280
BH	1280-1300
BI	1300-1320
BJ	1320-1340
BK	1340-1360
BL	1360-1380
BM	1380-1400
BN	1400-1420
BO	1420-1440
BP	1440-1460
BQ	1460-1480
BR	1480-1500
BS	1500-1520
BT	1520-1540
BU	1540-1560
BV	1560-1580
BW	1580-1600
BX	1600-1620
BY	1620-1640
BZ	1640-1660
CA	1660-1680
CB	1680-1700
CC	1700-1720
CD	1720-1740
CE	1740-1760
CF	1760-1780
CG	1780-1800
CH	1800-1820
CI	1820-1840
CJ	1840-1860
CK	1860-1880
CL	1880-1900
CM	1900-1920
CN	1920-1940
CO	1940-1960
CP	1960-1980
CQ	1980-2000
CR	2000-2020
CS	2020-2040
CT	2040-2060
CU	2060-2080
CV	2080-2100
CW	2100-2120
CX	2120-2140
CY	2140-2160
CZ	2160-2180
DA	2180-2200
DB	2200-2220
DC	2220-2240
DD	2240-2260
DE	2260-2280
DF	2280-2300
DG	2300-2320
DH	2320-2340
DI	2340-2360
DJ	2360-2380
DK	2380-2400
DL	2400-2420
DM	2420-2440
DN	2440-2460
DO	2460-2480
DP	2480-2500
DQ	2500-2520
DR	2520-2540
DS	2540-2560
DT	2560-2580
DU	2580-2600
DV	2600-2620
DW	2620-2640
DX	2640-2660
DY	2660-2680
DZ	2680-2700
EA	2700-2720
EB	2720-2740
EC	2740-2760
ED	2760-2780
EE	2780-2800
EF	2800-2820
EG	2820-2840
EH	2840-2860
EI	2860-2880
EJ	2880-2900
EK	2900-2920
EL	2920-2940
EM	2940-2960
EN	2960-2980
EO	2980-3000
EP	3000-3020
EQ	3020-3040
ER	3040-3060
ES	3060-3080
ET	3080-3100
EU	3100-3120
EV	3120-3140
EW	3140-3160
EX	3160-3180
EY	3180-3200
EZ	3200-3220
FA	3220-3240
FB	3240-3260
FC	3260-3280
FD	3280-3300
FE	3300-3320
FF	3320-3340
FG	3340-3360
FH	3360-3380
FI	3380-3400
FJ	3400-3420
FK	3420-3440
FL	3440-3460
FM	3460-3480
FN	3480-3500
FO	3500-3520
FP	3520-3540
FQ	3540-3560
FR	3560-3580
FS	3580-3600
FT	3600-3620
FU	3620-3640
FV	3640-3660
FW	3660-3680
FX	3680-3700
FY	3700-3720
FZ	3720-3740
GA	3740-3760
GB	3760-3780
GC	3780-3800
GD	3800-3820
GE	3820-3840
GF	3840-3860
GG	3860-3880
GH	3880-3900
GI	3900-3920
GJ	3920-3940
GK	3940-3960
GL	3960-3980
GM	3980-4000
GN	4000-4020
GO	4020-4040
GP	4040-4060
GQ	4060-4080
GR	4080-4100
GS	4100-4120
GT	4120-4140
GU	4140-4160
GV	4160-4180
GW	4180-4200
GX	4200-4220
GY	4220-4240
GZ	4240-4260
HA	4260-4280
HB	4280-4300
HC	4300-4320
HD	4320-4340
HE	4340-4360
HF	4360-4380
HG	4380-4400
HH	4400-4420
HI	4420-4440
HJ	4440-4460
HK	4460-4480
HL	4480-4500
HM	4500-4520
HN	4520-4540
HO	4540-4560
HP	4560-4580
HQ	4580-4600
HR	4600-4620
HS	4620-4640
HT	4640-4660
HU	4660-4680
HV	4680-4700
HW	4700-4720
HX	4720-4740
HY	4740-4760
HZ	4760-4780
IA	4780-4800
IB	4800-4820
IC	4820-4840
ID	4840-4860
IE	4860-4880
IF	4880-4900
IG	4900-4920
IH	4920-4940
II	4940-4960
IJ	4960-4980
IK	4980-5000
IL	5000-5020
IM	5020-5040
IN	5040-5060
IO	5060-5080
IP	5080-5100
IQ	5100-5120
IR	5120-5140
IS	5140-5160
IT	5160-5180
IU	5180-5200
IV	5200-5220
IW	5220-5240
IX	5240-5260
IY	5260-5280
IZ	5280-5300
JA	5300-5320
JB	5320-5340
JC	5340-5360
JD	5360-5380
JE	5380-5400
JF	5400-5420
JG	5420-5440
JH	5440-5460
JI	5460-5480
IJ	5480-5500
JK	5500-5520
KL	5520-5540
KM	5540-5560
KN	5560-5580
KO	5580-5600
KP	5600-5620
KQ	5620-5640
KR	5640-5660
KS	5660-5680
KT	5680-5700
KU	5700-5720
KV	5720-5740
KW	5740-5760
KX	5760-5780
KY	5780-5800
KZ	5800-5820
LA	5820-5840
LB	5840-5860
LC	5860-5880
LD	5880-5900
LE	5900-5920
LF	5920-5940
LG	5940-5960
LH	5960-5980
LI	5980-6000
LJ	6000-6020
LK	6020-6040
LL	6040-6060
LM	6060-6080
LN	6080-6100
LO	6100-6120
LP	6120-6140
LQ	6140-6160
LR	6160-6180
LS	6180-6200
LT	6200-6220
LU	6220-6240
LV	6240-6260
LW	6260-6280
LX	6280-6300
LY	6300-6320
LZ	6320-6340
MA	6340-6360
MB	6360-6380
MC	6380-6400
MD	6400-6420
ME	6420-6440
MF	6440-6460
MG	6460-6480
MH	6480-6500
MI	6500-6520
MJ	6520-6540
MK	6540-6560
ML	6560-6580
MM	6580-6600
MN	6600-6620
MO	6620-6640
MP	6640-6660
MQ	6660-6680
MR	6680-6700
MS	6700-6720
MT	6720-6740
MU	6740-6760
MV	6760-6780
MW	6780-6800
MX	6800-6820
MY	6820-6840
MZ	6840-6860
NA	6860-6880
NB	6880-6900
NC	6900-6920
ND	6920-6940
NE	6940-6960
NF	6960-6980
NG	6980-7000
NH	7000-7020
NI	7020-7040
NJ	7040-7060
NK	7060-7080
NL	7080-7100
NM	7100-7120
NO	7120-7140
NP	7140-7160
NQ	7160-7180
NR	7180-7200
NS	7200-7220
NT	7220-7240
NU	7240-7260
NV	7260-7280
NW	7280-7300
NX	7300-7320
NY	7320-7340
NZ	7340-7360
OA	7360-7380
OB	7380-7400
OC	7400-7420
OD	7420-7440
OE	7440-7460
OF	7460-7480
OG	7480-7500
OH	7500-7520
OI	7520-7540
OJ	7540-7560
OK	7560-7580
OL	7580-7600
OM	7600-7620
ON	7620-7640
OO	7640-7660
OP	7660-7680
OQ	7680-7700
OR	7700-7720
OS	7720-7740
OT	7740-7760
OU	7760-7780
OV	7780-7800
OW	7800-7820
OX	7820-7840
OY	7840-7860
OZ	7860-7880
PA	7880-7900
PB	7900-7920
PC	7920-7940
PD	7940-7960
PE	7960-7980
PF	7980-8000
PG	8000-8020
PH	8020-8040
PI	8040-8060
PJ	8060-8080
PK	8080-8100
PL	8100-8120
PM	8120-8140
PN	8140-8160
PO	8160-8180
PP	8180-8200
PQ	8200-8220
PR	8220-8240
PS	8240-8260
PT	8260-8280
PU	8280-8300
PV	8300-8320
PW	8320-8340
PX	8340-8360
PY	8360-8380
PZ	8380-8400
QA	8400-8420
QB	8420-8440
QC	8440-8460
QD	8460-8480
QE	8480-8500
QF	8500-8520
QG	8520-8540
QH	8540-8560
QI	8560-8580
QJ	8580-8600
QK	8600-8620
QL	8620-8640
QM	8640-8660
QN	8660-8680
QO	8680-8700
QP	8700-8720
QQ	8720-8740
QR	8740-8760
QS	8760-8780
QT	8780-8800
QU	8800-8820
QV	8820-8840
QW	8840-8860
QX	8860-8880
QY	8880-8900
QZ	8900-8920
RA	8920-8940
RB	8940-8960
RC	8960-8980
RD	8980-9000
RE	9000-9020
RF	9020-9040
RG	9040-9060
RH	9060-9080
RI	9080-9100
RJ	9100-9120
RK	9120-9140
RL	9140-9160
RM	9160-9180
RO	9180-9200
RP	9200-9220
RQ	9220-9240
RR	9240-9260
RS	9260-9280
RT	9280-9300
RU	9300-9320
RV	9320-9340
RW	9340-9360
RX	9360-9380
RY	9380-9400
RZ	9400-9420
SA	9420-9440
SB	9440-9460
SC	9460-9480
SD	9480-9500
SE	9500-9520
SF	9520-9540
SG	9540-9560
SH	9560-9580
SI	9580-9600
SJ	9600-9620
SK	9620-9640
SL	9640-9660
SM	9660-9680
SN	9680-9700
SO	9700-9720
SP	9720-9740
SQ	9740-9760
SR	9760-9780
SS	9780-9800
ST	9800-9820
SU	9820-9840
SV	9840-9860
SW	9860-9880
SX	9880-9900
SY	9900-9920
SZ	9920-9940
TA	9940-9960
TB	9960-9980
TC	9980-10000
TD	10000-10020
TE	10020-10040
TF	10040-10060
TG	10060-10080
TH	10080-10100
TI	10100-10120
TJ	10120-10140
TK	10140-10160
TL	10160-10180
TM	10180-10200</



- Town House
 - Off Street Parking & Electric Charging Point
 - River Views
 - Immaculately Presented Internally
 - Three Bedrooms
 - Close to Transport links
 - Balcony
 - Two Bath/Shower Rooms
 - EPC Rating - C
 - Council Tax Band - F

* Tenure: Freehold * Local Authority: Kingston Upon Thames

Waterman's close is a small development of town houses off Lower Ham Road which is one of the sought after North Kingston River Roads. Conveniently positioned for Kingston town centre, station and Richmond Park, the property is moments from Canbury Gardens and directly opposite the River Thames. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

