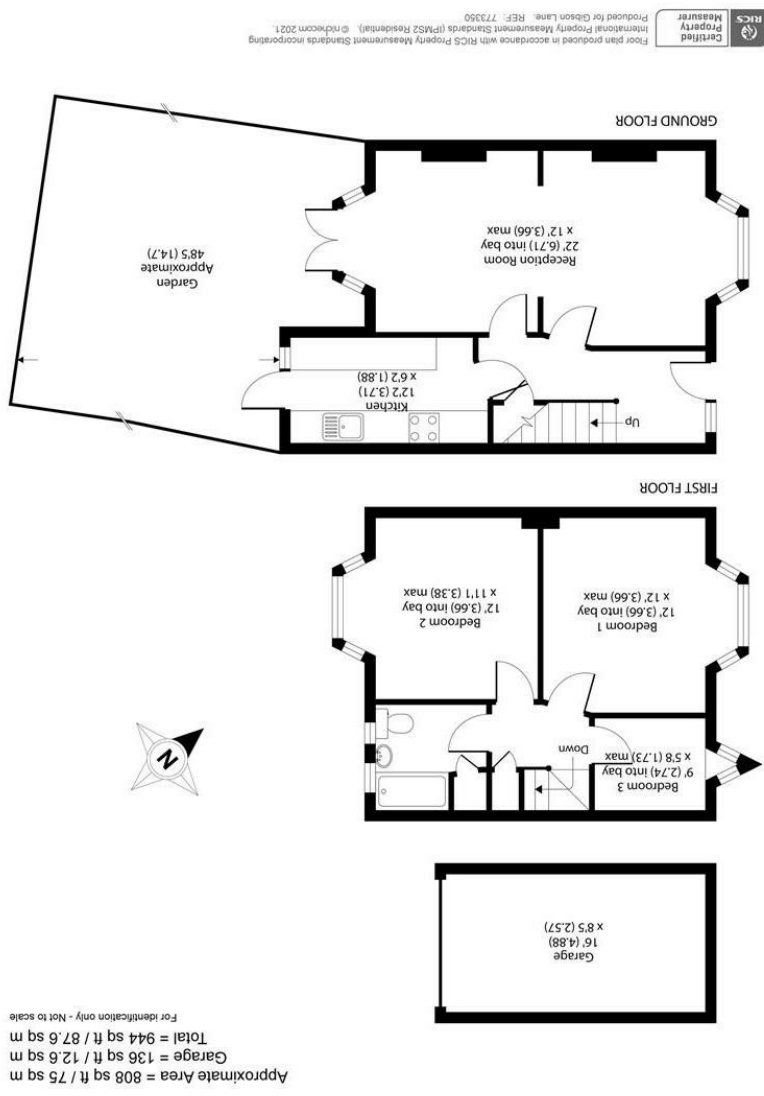


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



Certified Property Measurement
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © Rinchicom 2021
 Produced for Gibson Lane, REF: 772050

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



Cardinal Avenue,
 Kingston Upon Thames, Surrey, KT2 5RX

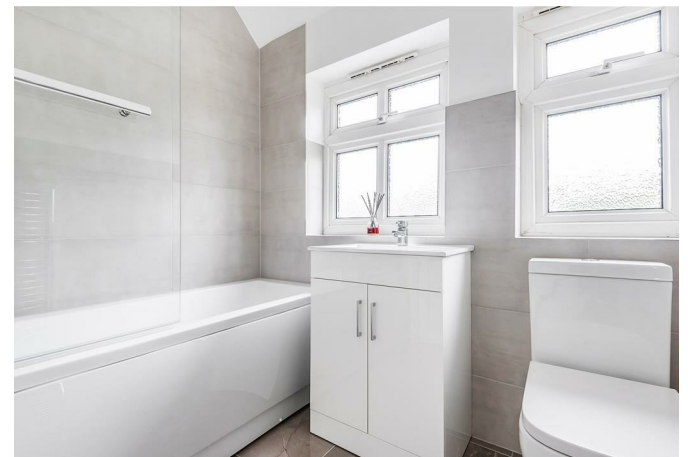


- Modern Family Home
- Fully Fitted Modern Kitchen
- Open-Plan Double Through Lounge
- 2 Double Bedrooms & 1 Single Bedrooms
- Large Rear Garden
- Modernised Throughout
- Excellent Location For Outstanding Local Schools
- Popular North Kingston Location
- EPC Rating - D
- Council Tax Band - E



£3,000 Per Calendar Month

Cardinal Avenue,
Kingston Upon Thames,
Surrey,
KT2 5RX

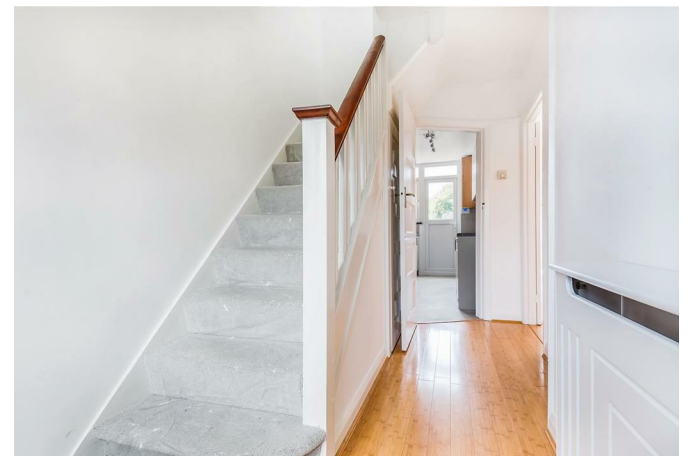


Description:

Gibson Lane proudly present to the market this stunning and newly refurbished three bedroom Tudor style house on this popular North Kingston road just moments from Latchmere Recreation Ground. The ground floor provides a generous living space with two reception rooms and a fully fitted kitchen with integrated appliances. On the first floor you will find two good size double bedrooms, one single bedroom and a stunning modern tiled family bathroom. Further benefits include a large rear garden with outside storage and excellently located for the outstanding local schools.

Location:

Cardinal Avenue is situated in this favoured North Kingston location on the popular Tudor development ideally located between Richmond Park and the River Thames. Kingston town centre with its array of shops, restaurants & station is approximately 1 mile away. The A3, which serves both London & the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private & state sectors. These include Latchmere, Fernhill, the German School, Grey Court, Kingston Academy, Tiffin boys and Tiffin girls. The area has an extensive range of leisure facilities and public health clubs.



Furnishing: Unfurnished
Local Authority: Kingston Upon Thames
Council Tax Band: E
Available Date: 8th November 2025
Deposit: £3,461
Tenancy Term: Long Term